



**AGENDA
CITY OF LAUREL
CITY/COUNTY PLANNING BOARD
WEDNESDAY, OCTOBER 21, 2020
5:35 PM
LAUREL 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

Evan Bruce
Roger Giese
Dan Koch
Jon Klasna
Judy Goldsby
Nick Altonaga (City of Laurel)
Ron Benner (arrived at 5:40PM)

General Items

1. Public Hearing: USW Conditional Land Use for 1009 East 6th Street

The Chair moved the USW Conditional Land Use Public Hearing to the front of the agenda.

The chair opened the public hearing and asked the Planning Director to present the item. The Planning Director presented the items included in the agenda packet and summarized the situation and department findings.

The Chair called for proponents.

Steve Jansma, 2618 North Ramshorn Laurel, MT 59044

Mr. Jansma acted as a representative for the USW on the project. He provided additional information on the building and the situation. The building dates back to the 1920s. They are looking to reconstruct the building. We had previously gone through the neighborhood in 2013 and got signatures and approvals but were not able to make the time frame for the reconstruction. The design provided in the packet is very close to what they are hoping to finish at that time.

Keith Crookston, 3719 West Old Highway 10.

Local Union President. I think its been 10-15 years since the city came in and basically condemned the building. The building is not handicapped accessible, no means of egress, and prior to that we used to rent that hall out on a consistent basis for events but after that instruction by the city came out we basically could not do that.

It will give the city a nice building where those kinds of things can be held. We did that in the past and we are looking forward to doing it again. It will look nice and be a nice addition to the community.

The chair called for proponents.
None came forward.

The chair called for proponents.
None came forward.

The chair called for opponents.
None came forward.

The chair called for opponents.
None came forward.

The chair called for opponents.
None came forward.

The Chair closed the Public Hearing.

Planning Board members discussed the situation.

Ron: On the design, are there any plans for noise abatement for any evening events?

Keith Crookston: we normally have allowed for events during the daytime hours, but years ago no one ever had made complaints about the activities.

Since 2013 there has been more construction and residences created.

Ron: At other union meeting halls they have basically functioned as a private bar, will that be the case here?

Keith Crookston: there will be no regular bar function. There is alcohol served at union meetings but not like that. For many years there was not a problem with noise or alcohol with the surrounding neighborhood.

Judy: Was here in 2013, the parking was on the north side of the building, how will this work?

Keith Crookston: The new building will be built to the north of the existing building, plan to demolish the existing building, and adapt that are into more parking.

Dan: To go along with the abatement, would there be any fencing installed?

Keith: Will think on that because we have had the same situation for many years without a fence present.

Nick provided his suggested conditions for approval. These could include the possibility of abatement installed in the future.

The Chair entertained a motion on the conditional land use.

Dan motioned to approve the conditional land use with an additional condition that there will be noise abatement through fencing and/or visual guard.
Ron seconded.

Discussion took place on this motion.

Keith Crookston: What is there now has been there for many years, and what we are required to do for more funds. Do not like to be mandated for something which may not be needed.

Planning Director mentioned that the condition can be situational, not a mandate. Stated like: "Will work with the city if noise abatement becomes an issue for the surrounding neighborhood."

Motion was amended to suite this situation.

Dan Koch motioned to approve the conditional land use with an additional condition that the property owner will work with the city if noise abatement becomes an issue for the surrounding neighborhood.
Ron Seconded.
Motioned Carried.

2. Public Hearing: Variance for Street Continuity for the Proposed Goldberg Sporting Estates Subdivision

The Chair opened the public hearing. The Chair directed the Planning Director to present the item.

The Planning Director presented the Variance 1 items that were included in the agenda packet and summarized the situation and department findings and background in the staff report.

Initial discussions by members took place on related but unaddressed issues stemming

Evan: Would like to see the existing roadway (previously called Ponderosa) to be extended.

Ron: What is south of the current Mulberry Avenue?

The Planning Director reviewed the YC GIS and found an existing structure present on the lot south of Mulberry Ave.

Jon: Question about extending the roadway.

Ron: Getting through town is tough enough, and if they want it to be an isolated area, they need to know that there are already traffic and access problems. Traffic flow is a major concern. There is no good controlled access. Thinks it should align with Mulberry.

Ron: If this realigns with Mulberry it could prompt new development for E 7th Street.

Evan: Have read that the winding roads of a subdivision have impacted emergency response vehicles. Kind of disagree with some points in the staff report.

The Chair opened the floor to public comment.

The Chair called for proponents.
None came forward.

The Chair called for proponents.
None came forward.

The Chair called for proponents.
None came forward.

The Chair called for opponents.

Ed Onaszko – 1602 E 8th Street, Adjacent property owner. I know that people are going to want to develop this property. Our main concern is the safety of that size of a development. Dr. Benner brought up the traffic amounts coupled now with Regal trailer court. This could be 300+ vehicles added to the roadway. How will the traffic pattern change along E 8th and the surrounding roadways? I have been there for 40 years and have seen the area change. This planned subdivision will bring in more children. Safety is a concern for all of us. It doesn't seem like it will impact me or my property other than the traffic. And what is going to happen to East 8th to accommodate that traffic? The Middle School is west down East 8th street. Will sidewalks and road be redeveloped all the way down to the school? With the increase in traffic lately, cars move 40-60 miles an hour. We are concerned about that.

The Planning Director responded to the comment. As properties along East 8th Street annex into the city and develop or are redeveloped, they will be required to bring the adjacent roadway and pedestrian areas up to city standards. This includes curbing, gutter, sidewalks.

Dan: Eleanor Roosevelt portion is considered a trail in some sources, and no one even knows the specifics. The East 8th street portions need to be figured out and established. We need to establish the routes of East 8th and Eleanor Roosevelt and figure out how to access those lots before we go further with that. Can we hold off on this until the city or developer can figure out the situation?

The Planning Director responded to the comment. The developer/owner has previously provided a title report on the segment of roadway that is immediately near the proposed subdivision. This area is where we should focus on for these discussions.

Ed Onaszko: It might be advantageous to have a straight shot into the subdivision which would alleviate some of the pressure off of East 8th Street.

Board members discussed how this redesign could be a better solution to traffic flow.

The Chair asked for opponents.
None came forward.

The Chair asked for opponents.
None came forward.

The Planning Director provided a summary of the departments and the board's decision-making and suggested conditions.

Since there is no further public comment, the Chair closed the public hearing

The Board had additional thoughts on the variance application.

Roger: What I find disturbing is that they have submitted this 3 times, and none of the parties have been here at the hearings to provide additional information. I have questions I want to ask them, but they aren't here. It shows a bit of disrespect for the board. And this is a big project, its not just a couple of houses.

Roger suggested the Board move forward with a motion.

Roger Motioned to deny the variance request for Street Continuity with the staff recommendations as discussed.

Jon Seconded

Motion Carried.

Ron added one more point to the discussion: The idea and concept is good, but the street alignment needs to happen, for both Krieghoff and towards the corner near East Main Street.

3. Public Hearing: Variances for Roadway Widths and Right-of-Way Dedication for the Proposed Goldberg Sporting Estates Subdivision

The Chair opened the public hearing. The Chair directed the Planning Director to present the item.

The Planning Director presented the Variance 2 and Variance 3 items that were included in the agenda packet and summarized the situation and department findings and background in the staff report. The two variances involve right-of-way widths and right-of-way dedication.

Planning Board members had minor questions about the situation, with clarifications needed for items presented in the Staff Report.

The Chair opened the floor for public comment.

The Chair called for proponents.
None came forward.

The Chair called for proponents.
None came forward.

The Chair called for proponents.
None came forward.

The Chair called for opponents.
None came forward.

The Chair called for opponents.
None came forward.

The Chair called for opponents.
None came forward.

The Chair directed the Planning Director to respond to any responses.

With there being no public comment or board questions, the Chair closed the public hearing.

Ron motioned to deny the variance applications for right-of-way widths and right-of-way dedication with the recommended staff conditions.

Dan Seconded.

Roger Seconded

Motion Carried.

4. Public Hearing: Growth Management Policy Review and Approval

The Chair opened the public hearing on the Growth Policy review and approval.

Chair directed the planner to present the item.

The Planning Director presented the current draft of the plan. This is much the same as the recent meetings, with slight changes. There are some alternations needed prior to finalization at City Council. These will be worked out between the Planning Director and the city contractors at KLJ Inc.

The Chair called for proponents.

None came forward.

The Chair called for proponents.

None came forward.

The Chair called for proponents.

None came forward.

The Chair called for opponents.

None came forward.

The Chair called for opponents.

None came forward.

The Chair called for opponents.

None came forward.

With there being no proponents or opponents present or questions from board members, the Chair closed the public hearing.

Ron Motioned to approve the Laurel 2020 Growth Management Policy with amendments to be completed prior to City Council approval.

Evan Seconded.

Motion Carried.

New Business

5. Approve Meeting Minutes: September 16, 2020

Ron Motioned to approve the meeting minutes from September 16, 2020.

Evan Seconded.

Motion Carried.

Old Business

Other Items

6. Meeting Scheduling: Officially set for 3rd Wednesday

Nick presented the current schedule of meetings. The board will need to officially vote to change it to 3rd Wednesdays of each month.

Evan Motioned to have the official meeting date of Planning Board be the 3rd Wednesday of the month.

Jon Seconded.

Motion Carried.

Discussion on Regal debris and trash and fencing that doesn't allow kids to get soccer balls.

Jon asked about the 8th Avenue affordable housing. Nick presented the update that It was just recently approved for funding.

Announcements

7. Next Meeting: November 18, 2020

Roger moved to adjourn

Jon Klasna

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