



**MINUTES
CITY OF LAUREL
CITY/COUNTY PLANNING BOARD
WEDNESDAY, JANUARY 17, 2024
6:00 PM
COUNCIL CHAMBERS**

Call to Order

Ron Benner
Richard Klose
Gavin Williams
Richard Herr
Judy Goldsby

Staff,

Kurt Markegard
Forrest Sanderson

Approval of Agenda

Previous Meeting Minutes

- No minutes to approve due to staff absence for two weeks.

Public Comment Period

Carol Blades, 1809 Denittis Lane, - started speaking at 1 minute and 16 seconds until 3 minutes and 50 seconds.

Pricilla Bell, 1310 Wild Horse Drive, - started speaking at 4 minutes and 7 seconds until 7 minutes and 6 seconds.

Greg Childs, Theil Road, started speaking at 7 minutes and 20 seconds until 8 minutes and 24 seconds.

Allen Catchpole, 4603 Palisades Park Drive, started speaking at 8 minutes and 35 seconds until 12 minutes and 20 seconds.

Phil Gibert, 320 Fairway View Drive, started speaking at 12 minutes and 38 seconds until 16 minutes and 20 seconds.

Disclosure of Conflict of Interest

None declared.

Disclosure of Ex-Parte Communication

None declared.

Old Business

- Tabled Growth Management Policy Update

Judy opened the subject by reading a statement she had prepared and started speaking at 17 minutes and 16 seconds until 19 minutes and 17 seconds.

Judy brought up the tabling of the growth management policy update from the December 20th, 2023, meeting update and she suggested to table it again as we were waiting for some direction from the County Commissioners or the County Attorneys office on how to proceed with land use maps.

Judy asked the board for a motion to retable the growth policy recommendation. Gavin moved and Richard Klose seconded the motion. Forrest asked for clarification about a workshop coming up on January 31st for the public to comment on the growth policy and setting up a public hearing on Feb 21, 2024, to discuss the changes that may happen at the January 31st workshop meeting. Judy confirmed that what she was thinking would be the proper procedure.

Cara Ronan spoke about some information she wanted to supply for the workshop and started speaking at 21 minutes and 24 seconds until 21 minutes and 35 seconds.

Kris Glenn spoke from 21 minutes and 45 seconds until 22 minutes and 6 seconds.

Kurt stated that draft minutes will be posted to the website for the planning board and the public to view along with the video from the meetings.

Forrest asked for paper copies to be distributed and Kurt stated the minutes will be the video recording of the meeting.

Kris Glenn asked about the future meeting from 24 minutes 57 seconds until 26 minutes 19 seconds.

Steve Krum – asked about the notice of the agenda for the future meetings and spoke from 26 minutes 55 seconds until 29 minutes and 50 seconds.

Judy asked for the vote 6-0 to retable the growth policy update to a workshop meeting on January 31, 2024, and another public hearing on the 21st of February 2024.

Forrest stated to the public that they were the well-behaved public he has ever seen.

City of Laurel Zoning Ordinance Discussion due to Judge Salvagni Ruling discussion started at 31 minutes 30 seconds.

Forrest – brief the board on the Judge Salvagni Ruling on January 2, 2024, that puts bills into litigation on bills SB323, SB528, SB 382, SB245. The judge’s ruling put an injunction on SB323 and SB528. Forrest spoke about the bills and what they were about and how it relates to the zoning updates. Forrest said he would strike out the language in the zoning update with the injunction and forward the updated code to the City Council.

Ron motion to remove those items and second by Klose. The vote was 6-0 to forward the recommendation to the City Council removing the language that had to do with SB323 and SB528.

This issue was over at 37 minutes and 20 seconds.

Yellowstone County's request to consider Zoning Regulations around Laurel in the planning jurisdiction. Discussion started at 37 minutes and 30 seconds.

Kurt briefly explained that the County wanted to adopt zoning regulations and he feels that until the growth policy is settled and adopted to ask for more time and to send back to Yellowstone County no recommendation at this time until the Growth Policy is adopted.

Gavin made the motion and Jon Klasna seconded the motion. Judy asked for public comment on the motion.

Michelle Kelly lives on North Magelssen Road, spoke from 39 minutes and 21 seconds until 41 minutes and 13 seconds.

Kurt informed the board he wanted to clarify that no zone changes are on the table and the community is misunderstood. The issue is a future land use map. If there is a zone change, that would come before the board in the future.

Steve Krum spoke from 43 minutes and 12 seconds until 44 minutes and 6 seconds.

Ron Benner asked Forrest to clarify zoning law changed from 1998-1999. Ron started speaking at 44 minutes 22 seconds. Ron mentions 3 options and we could also ask for more time. Forrest responded to Ron's questions about the matter pending in district court in Yellowstone County. The court will tell us what the answer is. Forrest started speaking at 45 minutes and 47 seconds. Forrest talked about zoning and the ways to enact zoning for city and county governments. Ron asked a few follow up questions and asked if the planning board doesn't get a recommendation what happens then? Forrest indicated that this board must respond.

Richard Herr at 51 minutes and 33 seconds asked where do we stand if Cenex builds oil tanks on their land all the way east to the truck stop? Kurt answered that the interlocal agreement is silent on zoning and the Court decision will help clarify who has responsibility. Kurt started speaking at 52 minutes and 0 seconds.

Forrest ended the conversation and Judy called for a vote at 1 hour 3 minutes and 4 seconds. The vote was 6-0.

New Business

Sign Permit – Black Chip Casino in Entryway Zoning started at 1 hour 4 minutes and 20 seconds.

Kurt briefly explained the sign permit for 3 signs for Black Chip Casino. Kurt reviewed the sign permit months ago and rejected the proposal. The sign cannot project higher than the building. The building needed to be added onto the top of the building. The parapet needs to be extended and then the sign is permitted. The owners of the building have extended a parapet so the sign will comply. Kurt is now recommending that this board approves the sign permit.

Gavin moved to approve the sign permit and the motion was seconded by Jon. Ron asked if the parapet is done? Kurt was not sure if the parapet is done. Kurt will check and not issue a permit until the parapet to until the work is completed. The motion was approved 5-1 with Ron Benner opposed at 1 hour 10 minutes.

Nominate and Vote on President and Vice President item was discussed at 1 hour 10 minutes 40 seconds of recording.

Judy asked if there were nominations for President. Judy was nominated and no one else. Gavin moved to approve Judy as president and Richard Herr seconded the motion. The vote for Judy to be president was 6-0.

Judy asked for vice-president nominations. Richard Herr suggested Richard Klose and Forrest responded that a sitting member of the City Council should probably not be an officer. Ron Benner moved to have Jon Klasna and Richard Klose seconded it. The vote was 5-1 with Jon opposed.

Setting Next Board Meeting Date and Time item was discussed at 1 hour 13 minutes.

January 31st work session and the next regular meeting will be February 21, 2024.

Agenda Items for Next Board Meeting item was discussed at 1 hour 13 minutes and 14 seconds.

An individual is interested in a seat for this board for the conservation district position that is vacant. Judy will contact them and see if they want to fill the position with the conservation district.

School annexation item to discuss on Mogan Field. Ron asked if it was a public hearing. The answer is yes.

Forrest also said a public hearing on the growth policy.

Announcements

Adjournment was at 1 hour and 22 minutes as 25 seconds.

Ron moved to adjourn the meeting. Gavin seconded and the vote was 6-0.

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.