



**MINUTES  
CITY OF LAUREL  
CITY/COUNTY PLANNING BOARD  
WEDNESDAY, AUGUST 19, 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 5:36PM

Ron Benner  
Dan Koch  
Roger Giese  
Evan Bruce  
Judy Goldsby  
Nick Altonaga (City of Laurel)

**General Items**

2. Approve Meeting Minutes: July 22, 2020

Ron motioned to approve the meeting minutes from July 22, 2020 as presented.  
Dan Seconded.  
Motion Carried.

3. Public Hearing: Conditional Use Permit for Koo Beans Coffee

The Chair opened the public hearing. Nick provided a summary of the conditional use permit, presenting the details of the application and the supporting documents.

The applicant, Alania Eastman, 907 Bristol Way, Laurel, MT, was on hand to speak for the conditional use application.

Alania has been a resident of Laurel for the last five years. She has worked hard to bring a business to Laurel. Her and her husband both love the Laurel community.

The coffee kiosk would operate from 3:30AM to 3:30PM. They plan to donate a portion of revenue to the city and the school district to help give back.

Planning Board members asked questions of the Applicant.

Roger: Any plans for future employees?

- Currently just myself and my husband. Trying to keep it within the family.
- Possibly want to give jobs to teenagers/students in the future.

Evan: Will electricity and water services be hooked up to the kiosk?

- Electricity yes. Will use overhead lines going towards the train tracks.
- Water will be dumped off-site. Has had water plant officials allow her to dump at the city facility.

Ron: Bathrooms?

- No bathrooms right now.
- If the conditional use is approved, we will work with MRL to incorporate bathrooms.

Ron: Mountain Mudd had issues 10-12 years ago due to lack of bathrooms. Kiosks did not have any working relationship with nearby businesses to have facilities for kiosk employees. We need to discuss the rules and what was decided previously.

- How much garbage will be generated?
- How do we assess garbage rates on a kiosk?
- Commercial Vs. Residential: We need to ensure that garbage fees are equitable throughout the city.
- Need to see how the city dealt with Heidi's Kiosk.

Alania: For the bathroom, working with MRL for a port-a-potty for now. Garbage service is currently through McKinsey. It would not be hard to change over these services to Laurel Public Works.

Ron: any thoughts on traffic? Will it be a one-way exit?

Alania: There will be two driveways on the site, and it will have a one-way exit. We are aware of the safety issues of the road.

Members discussed the traffic directions on Main St. and 1<sup>st</sup> Ave and turning across traffic.

Roger: Electricity will be officially installed shortly, but how has it been operating up to now?

Alania: We are not operating until we go through all the required processes and approvals.

Dan: Will it be paved or gravel?

Alania: Gravel, because MRL would like it to remain that way. Have applied to MRL for a paved driveway that we are currently waiting to hear back on. Will be laying down neater gravel for the time being.

Members discussed other kiosk situations including Heidi's and Mo Cones.

Dan motioned to approve the Conditional Use Application with the conditions presented in the Staff Report.

Evan seconded.

Motion Carried.

The Chair closed the public hearing.

Members held brief discussion on investigating what we have on hand for kiosk regulations for Heidi's and Mo Cones prior to sending it to the City Council.

There needs to be code to address kiosks. Also need to know the situation for temporary structures, and other types of small structures.

## **New Business**

### **4. Conoco Sign Update Review**

Nick presented the sign application for the Conoco on S. 1<sup>st</sup> Ave. Members reviewed the images and discussed the signage situation.

Ron Motioned to approve the Conoco Sign application.

Roger Seconded.

Motion Carried.

### **5. Growth Management Policy Chapter Review**

Nick presented the current chapters of the Growth Policy update. Ron remarked that it would be important to get a full draft prior to the public hearing in September to review and develop comments.

## **Old Business**

## **Other Items**

### **6. Upcoming Projects Discussion**

Discussion of GSE and a summary of that project. Upcoming Variance and Preliminary Plat review.

- Many moving pieces to this process
- Many details to review
- Nick will prepare a detailed staff report for the variances and the plat itself. Will have it far in advance of the planned October Meeting.

Upcoming Public Hearing on Laurel High School Sign

### **7. Growth Management Policy Schedule**

Ron mentioned asking MDT about plans for West Laurel Interchange?

Brief discussion about West Laurel Interchange

- Possibilities for expansion.
- Discussions happened previously about West Railroad connections

Does the state have any plans for the interchange? Originally the plan was that the Interchange created a bypass up to Molt and Broadview.

Nick reported that he had met with MDT in the Spring regarding the growth policy and that they currently have no other plans for the West Laurel Interchange other than what has been prepared. MDT stressed the importance of developing funding sources for transportation projects to better implement them.

Roger Giese - Would like to see something similar what is on Shiloh and Central in Billings at the Interchange. A mix of cafes and residential units.

Nick remarked that a development of that kind could be a very positive development near the interchanges, if a site could be found and utilities provided.

Members discussed Utility lines and extending infrastructure.

- Nick has been looking into funding sources to support the extension of infrastructure.
- The Mayor has been aware of the funding needs and has investigated how to accomplish any expansion of utilities and services.

### **Announcements**

8. Next Meeting: September 16, 2020

Ron motioned to adjourn the meeting.

Roger seconded.

Meeting adjourned at 6:45PM.

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### **DATES TO REMEMBER**