



**AGENDA
CITY OF LAUREL
CITY/COUNTY PLANNING BOARD
WEDNESDAY, MAY 18, 2022
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.*

General Items

1. Approval of April 20, 2022 minutes.

New Business

2. Beartooth Tax Sign Permit Application - 319 1st Avenue
3. Chen's Express Sign Permit Application - 415 S. 1st Avenue Suite A
4. Chase Bank ATM Sign Permit Application - 415 S. 1st Avenue
5. Public Hearing: Cassie Page Variance Request - 319 3rd Avenue
6. Public Hearing: Your Pie Special Review - 102 S. 1st Avenue

Old Business

Other Items

7. Next Meeting: June 15, 2022

Announcements

8. Motion to adjourn

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

File Attachments for Item:

1. Approval of April 20, 2022 minutes.



**MINUTES
CITY OF LAUREL
CITY/COUNTY PLANNING BOARD
WEDNESDAY, APRIL 20, 2022
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: 5:35 PM

Present:

Ron Benner

Evan Bruce

Dan Koch

Judy Goldsby

Karen Courtney, Kurt Markegard, Forrest Sanderson (City of Laurel)

Absent:

Jon Klasna

Gavin Williams

Roger Giese

General Items

2. Meeting Minutes: March 16, 2022

The Members reviewed the meeting minutes from March 16, 2022.

Dan Koch motioned to approve the minutes

Ron Benner Seconded

Motion Carried 4-0.

New Business

3. Sign Permit Review: MH EBY 1348 East Railroad Street

Karen Courtney presented the details of the sign permit application.

Construction of building has been completed, they have passed final building inspection and fire inspection. They are open for business and paid to have a temporary sign installed.

Application has been reviewed for code compliance and they meet all requirements of Laurel Municipal Code. Staff recommends approval of the sign permit.

Judy Goldsby: What type of a business are they?

Karen Courtney: They sell and service semitrailers. They are located across the street from the rental shop.

Motion to approve by Evan Bruce.

Seconded by Dan Koch

Motion carried 4-0.

4. Miller Minor Subdivision Preliminary Plat Application

Forrest Sanderson presented the details of the Miller Minor Subdivision Preliminary Plat Application.

Miller Minor Subdivision will create one new residential tract. Essentially what we are doing is lifting the agricultural covenant. Parcel was created several years ago with the agricultural exemption.

There are 2 ways in which to lift agricultural restrictions: one is to go through subdivision review, such as the case we are looking at this evening, or to reaggregate the parcel into the parent tract of land.

Lot one is where Ken's current house is located, the lot being proposed there is a building site and room for a septic tank and drain field. Project was reviewed by several county agencies, their comments were received and incorporated into the report. The preliminary plat is on the wall, we have the summary of probable impacts.

Staff recommendation is for the planning board to recommend approval to the Board of County Commissioner subject to the comments that were received from the various county agencies.

Judy Goldsby: From what she had reviewed it appears to be slightly downhill from where the current residence is.

Forrest Sanderson: It is just to the north of the current residence.

Dan Koch: Does an approach need to be built?

Forrest Sanderson: We have the MDT approach for the use. It was included within their submittal packet.

Ron Benner: And it does need to be moved from where it is currently to the north about 100' from where it currently is. Question to Forrest – There is room for septic and drain field on the lot? How do you put drainage on a slope like that?

Forrest Sanderson: Technically it will not go on the slope (referring to the plat on the wall) it would be placed on this flat area of the lot.

Ron Benner: But Ken's house is on that lot.

Forrest Sanderson: No Ken's house is down here (referring to Miller Tract A of the plat). The flat area is right here on the plat. You can see that you have the proposed house, septic, drain field and a replacement drain field locations here. But you are correct that once you move off that area it does get too steep for primary or secondary drain fields.

Ron Benner asked for clarification that the diagram on the plat is not his current house. Forrest clarified that it is not the current house. That is where the confusion came in on Ron's review of the plat.

Ron Benner motioned to approve the subdivision and the changes if necessary.

Bruce Evans seconded the motion.

Ron Benner: Before we take a vote do we have to put a condition on that conditional to the approval of the Department of Transportation? Forrest stated that we already have that. Do we already have the easement through there as well? Forrest deferred to Kurt Markegard.

Kurt Markegard: For water and sewer through that parcel, no we do not. If you were to look off where the water reservoir is, we would probably come up Cove Lane to go out to the airport in public right of way. His understanding is that the special conditions would be the County staff findings and the commissions approval. One comment was that there was already a Miller subdivision, but this is called Miller Minor Subdivision. It wasn't a requirement but was a recommendation to change it.

Ron Benner once again made the motion to approve with the conditions stated by County Staff.

Brice Evans seconded the motion.

Motion carried 4-0.

Old Business

No old business.

Other Items

Kurt Markegard stated that City Council had approved the Golf Course Annexation and that it is moving forward.

Announcements

5. Next Meeting: May 18, 2022

6. Motion to Adjourn

Motion made by Ron Benner

Seconded by Evan Bruce

Meeting Adjourned at 5:48 PM

File Attachments for Item:

2. Beartooth Tax Sign Permit Application - 319 1st Avenue

CONSTRUCTION PERMIT AND APPLICATION

CITY OF LAUREL, MONTANA

PERMIT No. _____

Job Address <u>319 1st AVE N.</u>		Owner <u>BEARTOOTH TAX</u>		Telephone <u>628-4322</u>	
Contractor <u>EPCON SIGN</u>		Subdivision _____			
Address <u>1181 MON RD</u>		Lot _____		Block _____	
Telephone <u>248-7461</u>		Tract _____		Zoning _____	
City License <u>126</u>		Valuation of Project \$ <u>\$3,000</u>			
Special Conditions <u>SIGN INSTALLATION</u>		Description of Work: <u>NON-ILLUMINATED BUILDING LETTERS</u>			
Occupancy _____		Type of Construction _____		Number of Units _____	
				Total Square Feet <u>10.5^{sq}</u>	
				Rated Walls _____	

BUILDING Approved To Issue By _____ **Date** _____

Application is hereby made to the City of Laurel Building Code Official for a permit subject to the conditions and restrictions set forth. All provisions of laws and ordinances governing this work will be complied with whether specified herein or not. Each person upon whose behalf this application pertains, at whose request and for whose benefit work is performed under or pursuant to any permit issued as a result of this application agrees to, and shall indemnify and hold harmless the City of Laurel, it's officers, agents and employees.

The granting of this permit does not give authority to cancel or violate the provisions of any state or local law regulating construction or the performance of construction.

"Compliance with the requirements of the state building code for physical accessibility to persons with disabilities does not necessarily guarantee compliance with Americans With Disabilities Act of 1990, the Rehabilitation Act of 1978, the Fair Housing Amendments Act of 1988, Title 49, chapter 2, commonly known as the Montana Human Rights Act, or other similar federal, state, or local laws that mandate accessibility to commercial construction or multifamily housing."

Any permit issued as a result of this application becomes null and void if work is not commenced within 180 days of issuance of such permit, unless a written request to extend this time is submitted to the City of Laurel Building Department and approved.

The applicant is responsible for calling to obtain underground line locations 1-800-424-5555 two days before digging.

All general contractors shall have a current City of Laurel business license.

The permit holder is responsible for giving 24 hour notice for required inspections.

I hereby certify I have read this application and the information provided is true and correct to the best of my knowledge.

FEES AND CHARGES

1000-323011 building	\$ _____
1000-323014 plan review	\$ <u>62.25</u>
1000-323011 fence	\$ _____
1000-323011 roof	\$ _____
1000-323053 sign	\$ <u>124.50</u>
1000-323011 mh install	\$ _____
1000-323011 investigation	\$ _____
1000-323011 re-inspection	\$ _____
1000-322022 utility hook up	\$ _____
5210-343033 SDF water	\$ _____
5310-343033 SDF sewer	\$ _____
other	\$ _____
Total Amount due	\$ <u>186.75</u>
Amount Paid	\$ _____

Signature of Applicant _____

Date 5/2/22

CONSTRUCTION PERMIT AND APPLICATION

CITY OF LAUREL, MONTANA

PERMIT No. _____

Job Address _____	
Owner _____	Telephone _____
Contractor _____	Subdivision _____
Address _____	Lot _____ Block _____ Tract _____ Zoning _____
Telephone _____	Valuation of Project \$ _____
City License _____	Description of Work: _____
Special Conditions _____	_____
_____	_____
Occupancy _____	Type of Construction _____
Number of Units _____	Total Square Feet _____
Rated Walls _____	

BUILDING Approved To Issue By _____	Date _____
--	------------

THE FOLLOWING INSPECTIONS ARE REQUIRED AND MUST BE RECORDED ON THIS CARD:

Footings	_____	Inspector	_____	Date Approved	_____
Foundation	_____	Inspector	_____	Date Approved	_____
Damp-proofing	_____	Inspector	_____	Date Approved	_____
Ground Inspection	_____	Inspector	_____	Date Approved	_____
Framing	_____	Inspector	_____	Date Approved	_____
Roofing	_____	Inspector	_____	Date Approved	_____
Insulation	_____	Inspector	_____	Date Approved	_____
Gypsum/Drywall	_____	Inspector	_____	Date Approved	_____
Other	_____	Inspector	_____	Date Approved	_____
Other	_____	Inspector	_____	Date Approved	_____

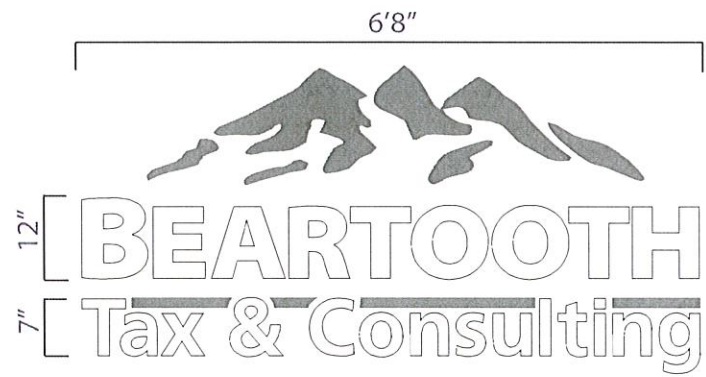
FINAL INSPECTIONS

Fire	_____	Inspector	_____	Date Approved	_____
Building	_____	Inspector	_____	Date Approved	_____
Site Improvements	_____	Inspector	_____	Date Approved	_____

Call 628-4796 - 24 hours in advance to schedule inspections.

Do not cover or conceal any work before the required inspection has been approved.

This card and one set of approved plans must be available to the inspector at the job site during all inspections.



FINAL SALES _____
 DATE _____

COMPUTER ROUTED 1" HDU LOGO AND LETTERS. PRIME AND PAINT SMOOTH. STUD MOUNT FLUSH TO WALL.

FINISH COLORS	SPECIFICATIONS
1 WHITE	BASE
2 GRAY	PMS COOL 11



319 1ST AVE
 LAUREL, MT

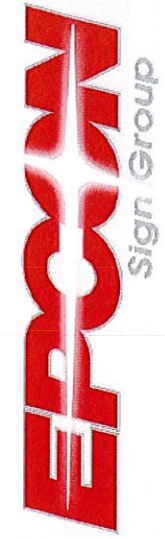
SINGLE FACE BUILDING DISPLAY

1131 MONROE RD
 P.O. BOX 21239
 406-248-7101
 406-248-7101
 406-248-1815
 epicomsigns@epicom.com

THIS DESIGN IS THE EXCLUSIVE PROPERTY OF EPICOM SIGN COMPANY AND CANNOT BE REPRODUCED EITHER IN WHOLE OR IN PART WITHOUT THEIR CONSENT. EPICOM SIGN COMPANY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PROPERTY OR PERSONS CAUSED BY THE USE OF THIS DESIGN. WE CANNOT GUARANTEE EXACT MATCHES DUE TO VARIATIONS IN MATERIALS AND FINISHES.

DESIGN NO: 247-20.BG
 SCALE: 1/2"=10"
 DATE: 9.15.21

CLIENT: BEARTOOTH TAX AND CONSULTING
 LOCATION: LAUREL, MT.
 DESIGNER: DK
 SALESPERSON: TONY
 REVISED:



File Attachments for Item:

3. Chen's Express Sign Permit Application - 415 S. 1st Avenue Suite A



SIGN PERMIT REQUEST

Date of application: 5-2-22

Business name: Chen's Express

Location street address: *415 S. 1st Ave, Suite A, Laurel*

Contractor name: Sign Products, Inc.

1425 Monad Rd.

Billings, MT 59101

406-252-6348

tgross@signproductsinc.com

Sign description:

A-install one set illuminated "CHEN'S EXPRESS" letters with logo

B-install two illuminated round logos

C-install one set illuminated "DRIVE THRU" letters (exempt as "directional/informational" sign?)

D-install one single face drive thru menu board (exempt?)

Site plan: see attached

Sign detail: see attached

Sign method of attachment: see attached

Submitted by:  _____

Tom Gross

1425 Monad Road, Billings, MT 59101
P.O. Box 20955, Billings, MT 59104
(P): 406-252-6348 (F): 406-252-6654
www.signproductsinc.com

CONSTRUCTION PERMIT AND APPLICATION

CITY OF LAUREL, MONTANA

PERMIT No. _____

Job Address <u>415 S. 1st Ave, Suite A</u>	
Owner <u>JAMIE CHEN</u>	Telephone <u>406-598-9928</u>
Contractor <u>SIGN PRODUCTS, Inc.</u>	Subdivision <u>HAGEMAN Subd 4th Filing</u>
Address <u>1425 Monard Rd, Billings, MT 59101</u>	Lot <u>1</u> Block _____ Tract _____ Zoning <u>HC-</u>
Telephone <u>406-252-6348</u>	Type: Addition <u>Signs</u> Fence _____ <u>ENTRY OVERLAY</u> MH Install _____
City License <u>370</u>	New Structure <input checked="" type="checkbox"/> Remodel _____
Special Conditions _____	Valuation of Project \$ <u>32,100 -</u>
_____	Description of Work: <u>Install Signage</u>
Occupancy _____ Type of Construction _____ Number of Units _____ Total Square Feet _____ Rated Walls _____	

BUILDING Approved To Issue By _____ Date _____

Application is hereby made to the City of Laurel Building Code Official for a permit subject to the conditions and restrictions set forth. All provisions of laws and ordinances governing this work will be complied with whether specified herein or not. Each person upon whose behalf this application pertains, at whose request and for whose benefit work is performed under or pursuant to any permit issued as a result of this application agrees to, and shall indemnify and hold harmless the City of Laurel, it's officers, agents and employees.

The granting of this permit does not give authority to cancel or violate the provisions of any state or local law regulating construction or the performance of construction.

"Compliance with the requirements of the state building code for physical accessibility to persons with disabilities does not necessarily guarantee compliance with Americans With Disabilities Act of 1990, the Rehabilitation Act of 1978, the Fair Housing Amendments Act of 1988, Title 49, chapter 2, commonly known as the Montana Human Rights Act, or other similar federal, state, or local laws that mandate accessibility to commercial construction or multifamily housing."

Any permit issued as a result of this application becomes null and void if work is not commenced within 180 days of issuance of such permit, unless a written request to extend this time is submitted to the City of Laurel Building Department and approved.

The applicant is responsible for calling to obtain underground line locations 1-800-424-5555 two days before digging.

All general contractors shall have a current City of Laurel business license.

The permit holder is responsible for giving 24 hour notice for required inspections.

I hereby certify I have read this application and the information provided is true and correct to the best of my knowledge.

FEES AND CHARGES	
1000-323011 building	\$ _____
1000-323013 plumbing	\$ _____
1000-323014 plan review	\$ _____
1000-323055 fence	\$ _____
1000-323011 roof	\$ _____
1000-323018 investigation	\$ _____
1000-323053 sign	\$ _____
5210-343033 SDF water	\$ _____
5310-343033 SDF sewer	\$ _____
1000-323011 mh install	\$ _____
1000-323011 re-inspection	\$ _____
other	\$ _____
Total Amount due	\$ _____
Amount Paid	\$ _____

Signature of Applicant _____ Date _____

CONSTRUCTION PERMIT AND APPLICATION

CITY OF LAUREL, MONTANA

PERMIT No. _____

Job Address <u>415 S. 1st Ave, Suite A</u>	
Owner <u>JAMIE CHEN</u>	Telephone <u>406-598-9928</u>
Contractor <u>Sign Products, Inc.</u>	Subdivision <u>Hageman Subd 4th Filing</u>
Address <u>1425 Monard Rd, Billings, MT 59101</u>	Lot <u>1</u> Block _____ Tract _____ Zoning <u>HC-ENTRY OVERLAY</u>
Telephone <u>406-252-6348</u>	Valuation of Project \$ <u>32,100 -</u>
City License <u>370</u>	Description of Work: <u>Install Signage</u>
Special Conditions _____	_____
_____	_____
Occupancy _____	Type of Construction _____
Number of Units _____	Total Square Feet _____
Rated Walls _____	_____

BUILDING Approved To Issue By _____	Date _____
--	------------

THE FOLLOWING INSPECTIONS ARE REQUIRED AND MUST BE RECORDED ON THIS CARD:

Footings	_____	Inspector	_____	Date Approved	_____
Foundation	_____	Inspector	_____	Date Approved	_____
Damp-proofing	_____	Inspector	_____	Date Approved	_____
Ground Inspection	_____	Inspector	_____	Date Approved	_____
Framing	_____	Inspector	_____	Date Approved	_____
Roofing	_____	Inspector	_____	Date Approved	_____
Insulation	_____	Inspector	_____	Date Approved	_____
Gypsum/Drywall	_____	Inspector	_____	Date Approved	_____
Other	_____	Inspector	_____	Date Approved	_____
Other	_____	Inspector	_____	Date Approved	_____

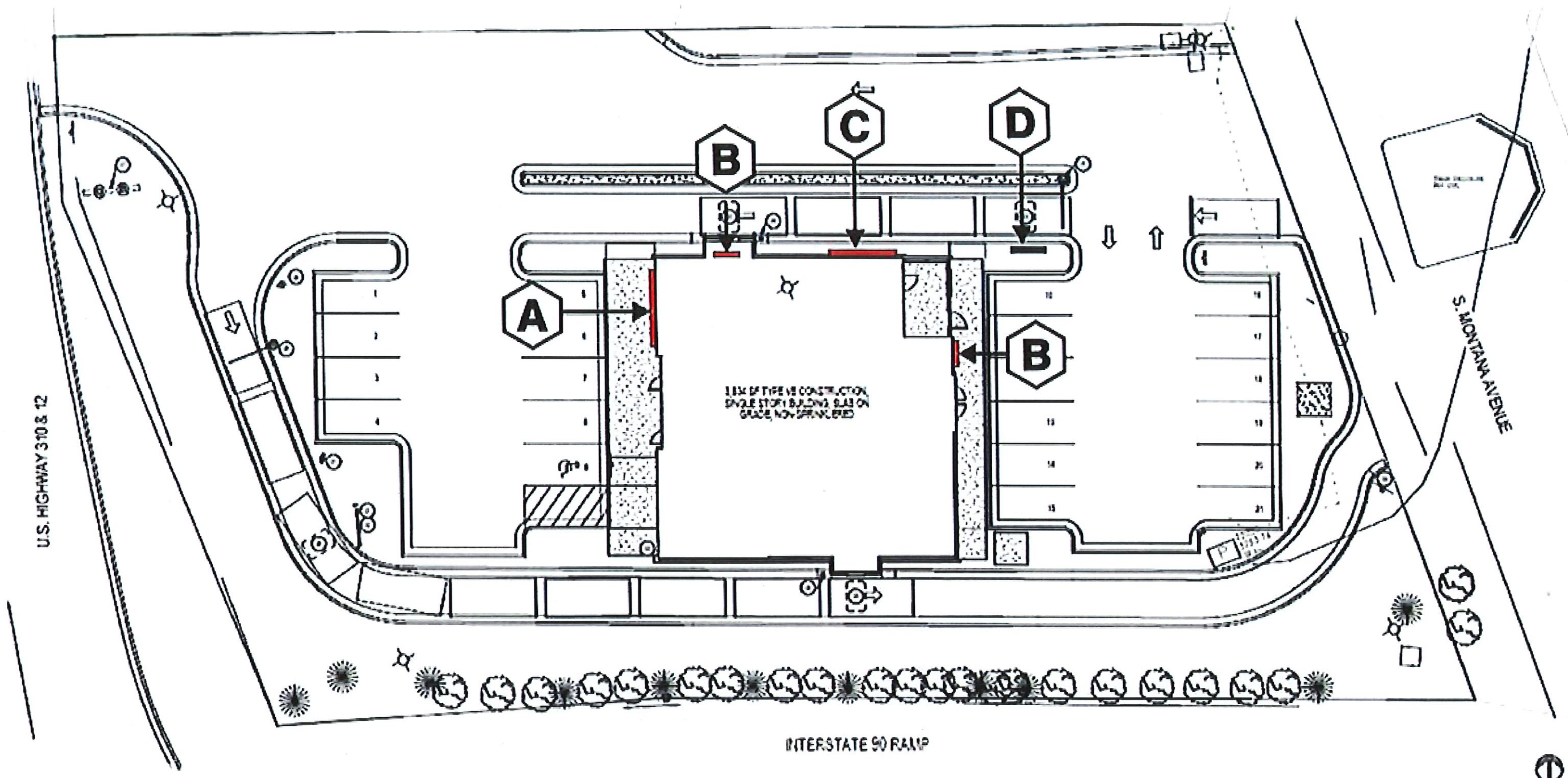
FINAL INSPECTIONS

Fire	_____	Inspector	_____	Date Approved	_____
Building	_____	Inspector	_____	Date Approved	_____
Site Improvements	_____	Inspector	_____	Date Approved	_____

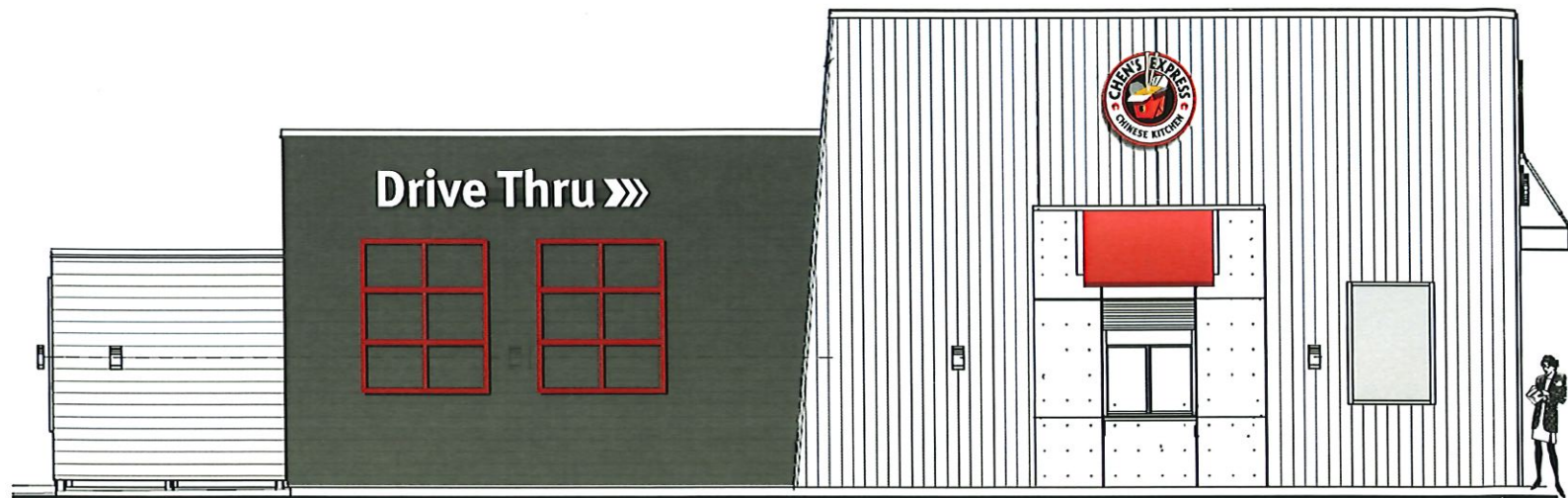
Call 628-4796 - 24 hours in advance to schedule inspections.

Do not cover or conceal any work before the required inspection has been approved.

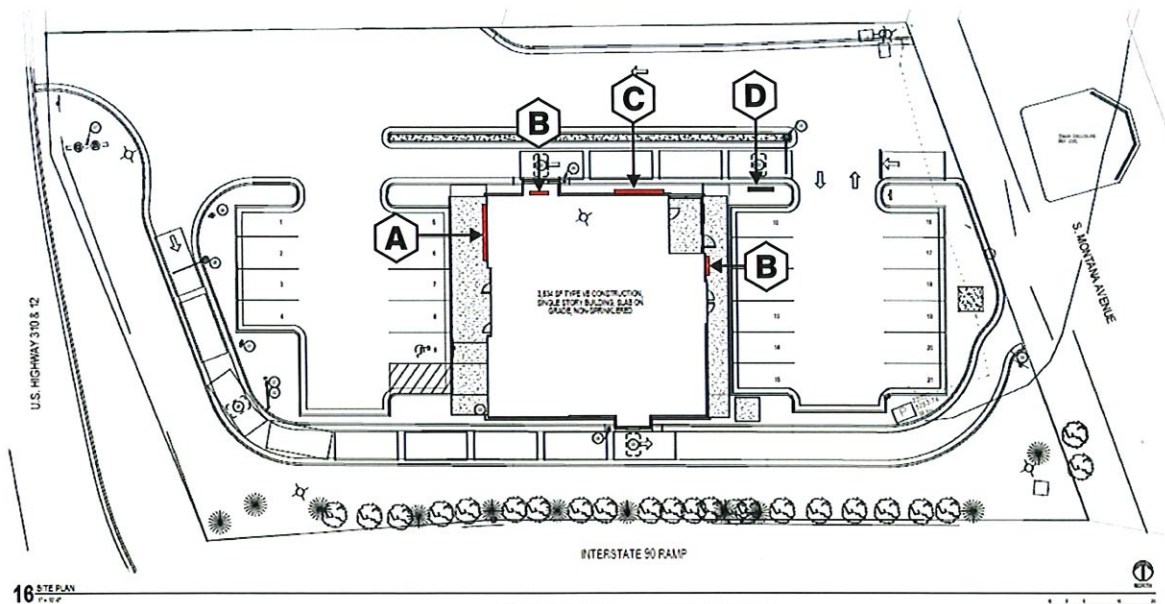
This card and one set of approved plans must be available to the inspector at the job site during all inspections.



SITE PLAN NO SCALE



NORTH BUILDING ELEVATION SCALE 1/8" = 1'-0"



16 SITE PLAN NO SCALE



"DRIVE THRU" LETTERS

21140



PARTIAL EAST BUILDING ELEVATION SCALE 1/8" = 1'-0"



PARTIAL WEST BUILDING ELEVATION SCALE 1/8" = 1'-0"

FINAL DESIGN

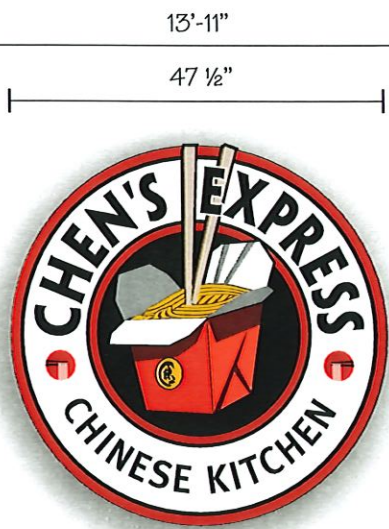
Client Signature _____

Scales _____

Design _____

PRINT # _____ of _____

DESIGNER TP
 SHEET # 1 OF 2
 DESIGN # 19720-21A
 SALES MIKE N.
 DATE 09-20-21
 REV. 03-07-22
 SCALE SHOWN
 CLIENT CHEN'S EXPRESS
 LAUREL, MT
 SIGN PRODUCTS, INC.
 1425 MONAD, BILLINGS, MT 59104
 Phone: (406) 252-6348 Fax: (406) 252-6654
 SIGN PRODUCTS
 BILLINGS, MONTANA



13'-11"
47 1/2"

CHEN'S EXPRESS

18 1/2"
2 1/2"

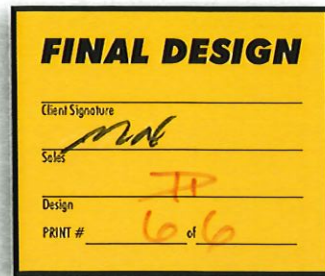
ILLUMINATED LETTERS AND LOGO SCALE 1/2" = 1'-0"

A MANUFACTURE AND INSTALL ONE SET OF ILLUMINATED LETTERS AND LOGO. FABRICATED 5" DEEP ALUMINUM PAN CHANNELS WITH PRE-FINISHED BLACK ALUMINUM RETURNS. ROUTER CUT #7328 WHITE ACRYLIC FACE ON LOGO, #2793 RED ON LETTERS, 1" BLACK TRIM CAP RETAINERS. APPLIED PRINTED VINYL WITH UV LAMINATE ON LOGO FACE, ILLUMINATE LOGO WITH SLOAN WHITE LEDS, RED LEDS IN LETTERS. BLACK DIBOND PANEL WITH APPLIED 7725-10 WHITE VINYL REGISTRATION MARK, MOUNT ALL FLUSH TO BUILDING WALL AS SHOWN IN WEST ELEVATION ON PAGE #2.



ILLUMINATED LETTERS SCALE 1/2" = 1'-0"

C MANUFACTURE AND INSTALL ONE SET OF ILLUMINATED LETTERS. FABRICATED 3" DEEP ALUMINUM PAN CHANNELS WITH PRE-FINISHED BLACK ALUMINUM RETURNS. ROUTER CUT #7328 WHITE ACRYLIC FACES WITH 1" BLACK TRIM CAP RETAINERS. ILLUMINATE WITH SLOAN WHITE LEDS, MOUNT ALL TO 5" EXTRUDED ALUMINUM RACEWAY, PAINT FINISH DARK GRAY TO MATCH BUILDING. MOUNT TO BUILDING WALL AS SHOWN IN NORTH ELEVATION ON PAGE #2.

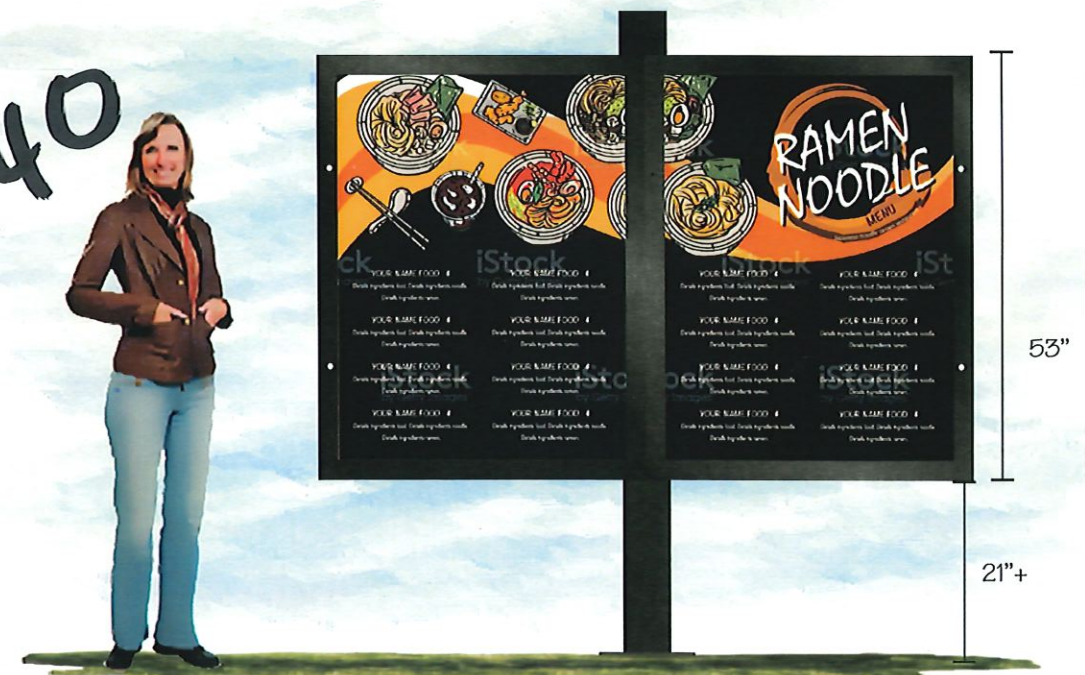


ILLUMINATED LOGO SCALE 1/2" = 1'-0"

B MANUFACTURE AND INSTALL TWO(2) ILLUMINATED LOGOS. FABRICATED 5" DEEP ALUMINUM PAN CHANNELS WITH PRE-FINISHED BLACK ALUMINUM RETURNS. ROUTER CUT #7328 WHITE ACRYLIC FACES, 1" BLACK TRIM CAP RETAINERS, APPLIED PRINTED VINYL WITH UV LAMINATE ON LOGO FACE, ILLUMINATE WITH SLOAN WHITE LEDS, MOUNT FLUSH TO BUILDING WALL AS SHOWN IN EAST AND NORTH ELEVATIONS ON PAGE #2.

NOTE: VERIFY ACCESS FOR FLUSH MOUNT LETTERS TO BUILDING OR IF RACEWAYS ARE REQUIRED.

21140



SINGLE FACED MENU BOARD SCALE 1/2" = 1'-0"

D PROVIDE AND INSTALL ONE MENU/ORDER SIGN, ABC PC 5341 3 1/2" DEEP ILLUMINATED POSTER CASES WITH LOCKING HINGED FACES. BLACK ANODIZED FINISH. MOUNT TO A 6" SQUARE TUBE SUPPORT WITH WELDED 1" SQUARE TUBE CROSS SUPPORTS. PRINTED TRANSLUCENT VINYL MENU GRAPHICS. CONCRETE FOOTING FOR SIGN MOUNTING. WIRELESS SPEAKER/ORDERING SYSTEM SUPPLIED BY CUSTOMER. MOUNT SIGN AS SHOWN IN SITE PLAN ON PAGE #2

This design is the property of Sign Products Inc. and all rights to its use or reproduction are reserved

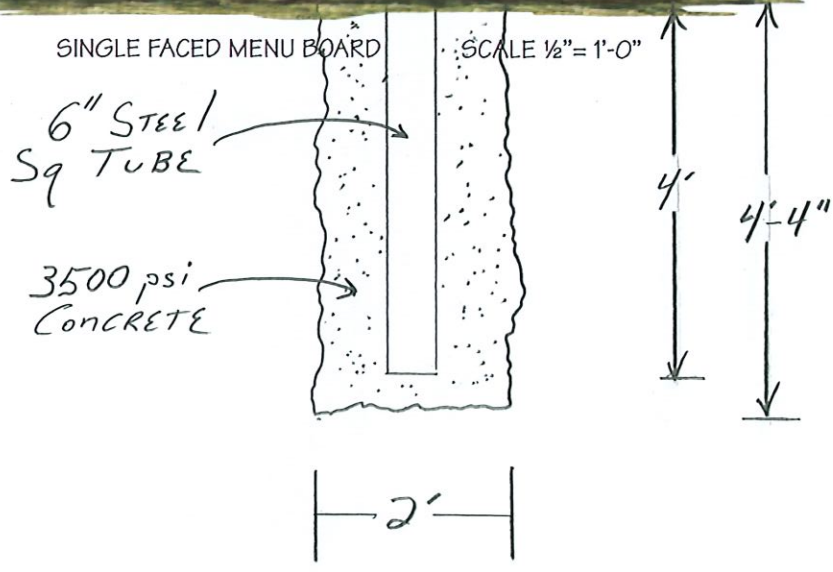
DESIGNER	TP
SHEET #	1 OF 2
DESIGN #	19720-21A
SALES	MIKE N.
DATE	09-20-21
REV	05-07-22
SCALE	SHOWN

CLIENT
CHEN'S EXPRESS
LAUREL, MT

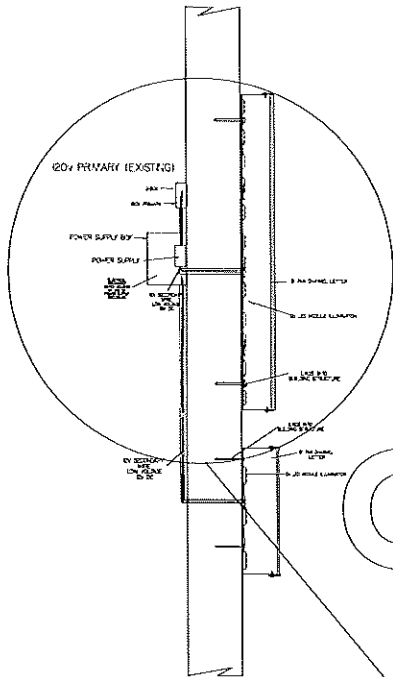
SIGN PRODUCTS, INC.
1425 MONAD, BILLINGS, MT 59104
Phone: (406) 252-6648 Fax: (406) 252-6654



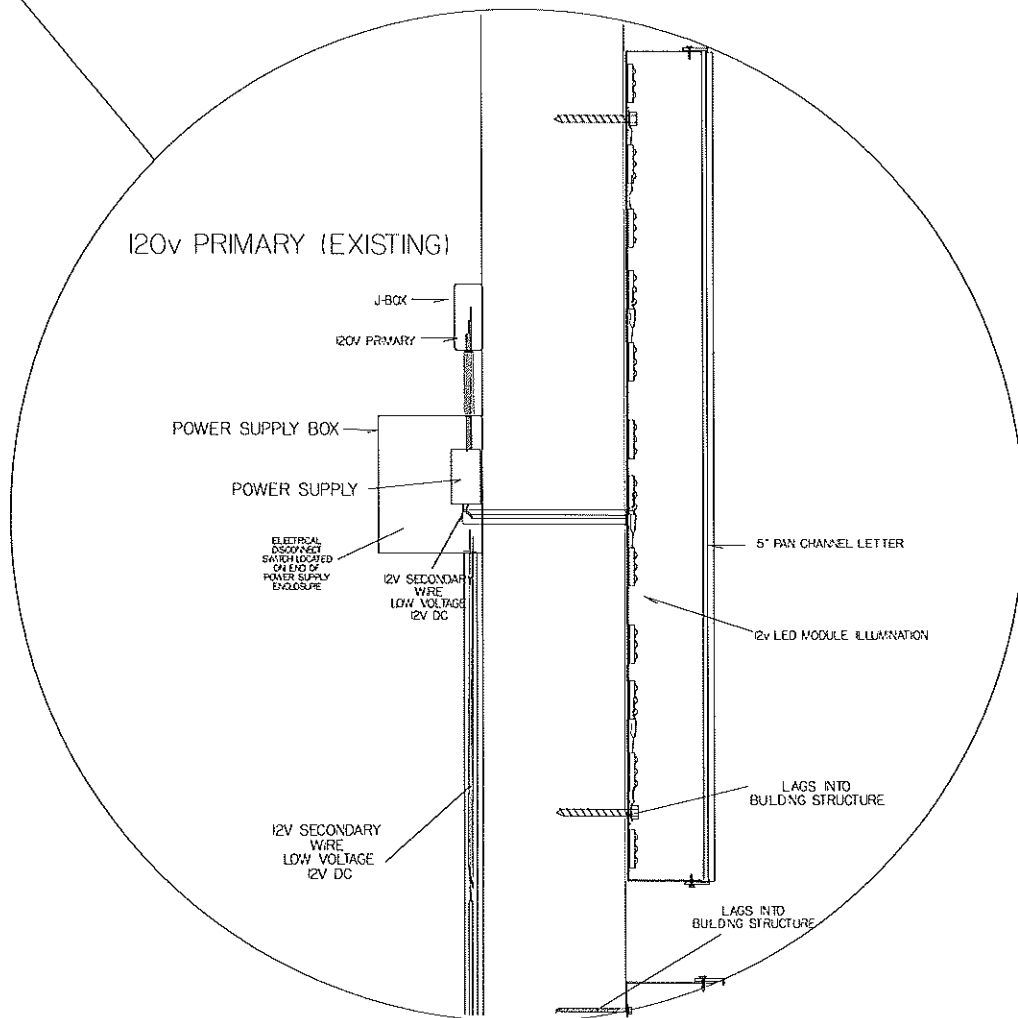
SIGN D footing



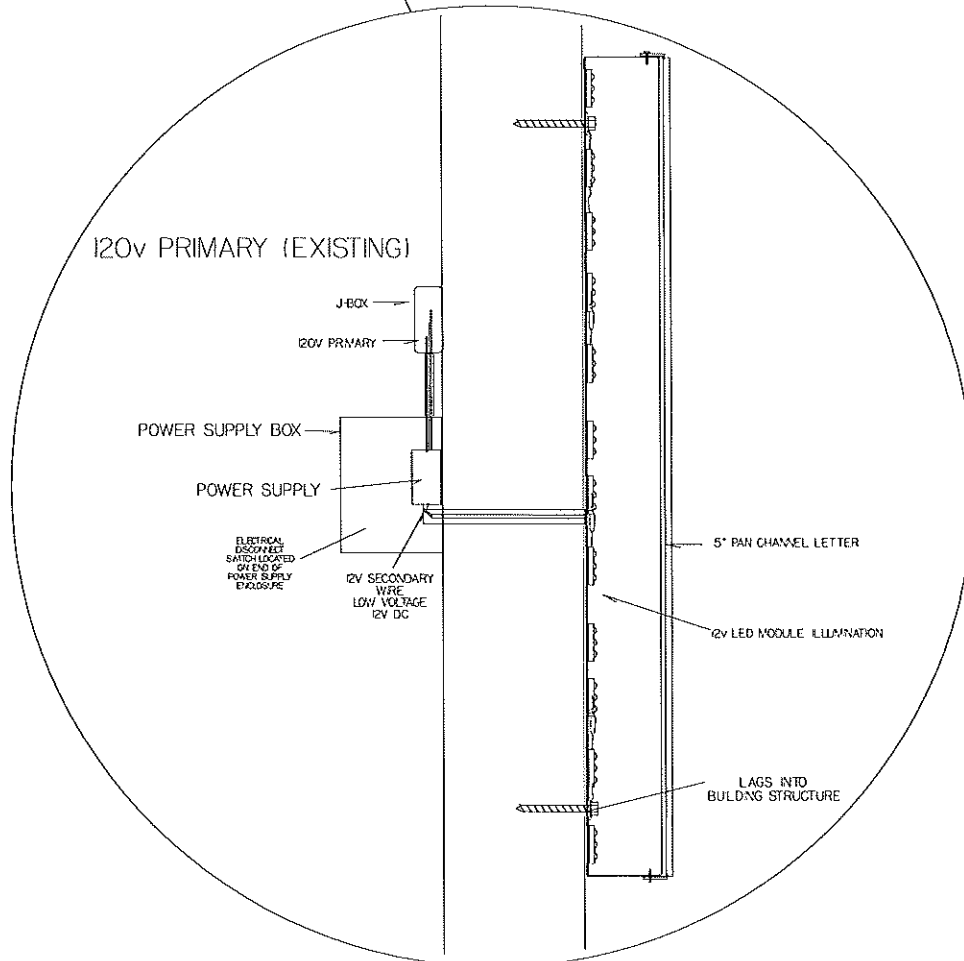
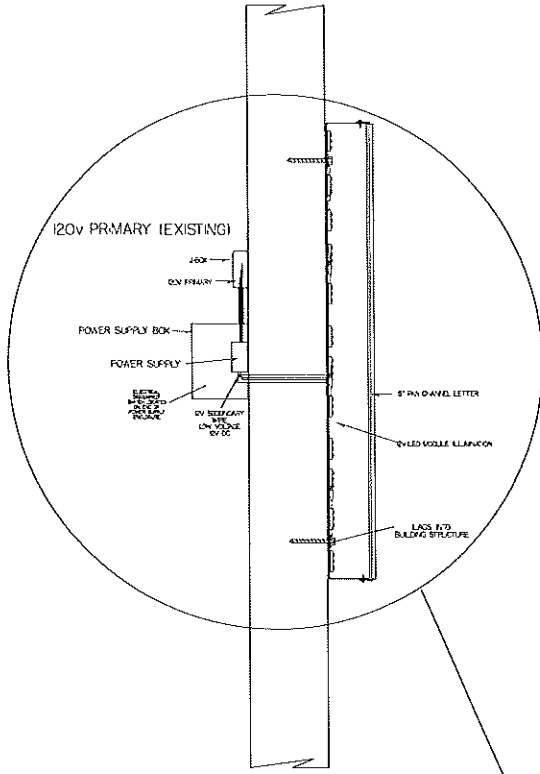
SIGN A



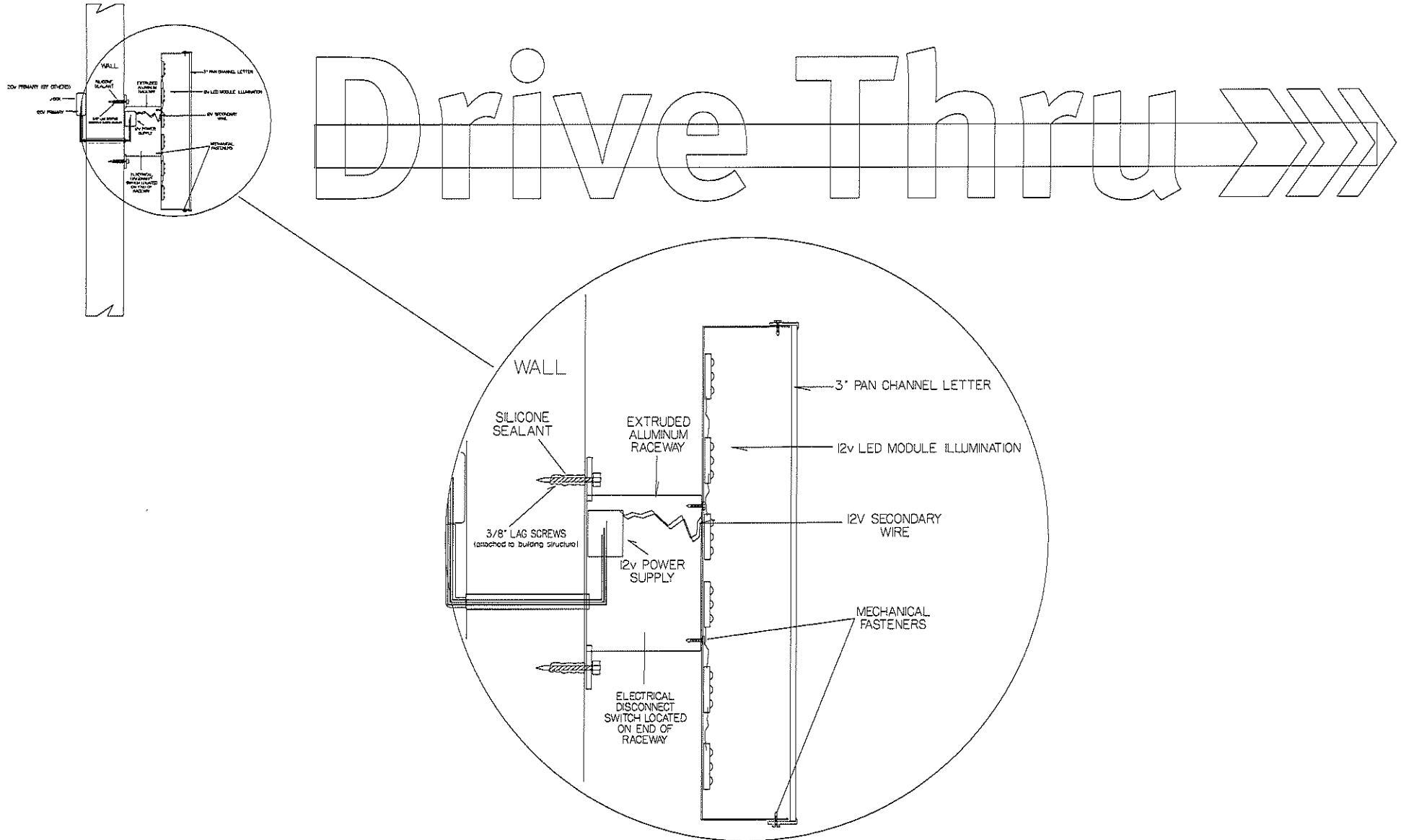
CHEN'S EXPRESS®



SIGNS B



SIGN C



File Attachments for Item:

4. Chase Bank ATM Sign Permit Application - 415 S. 1st Avenue

CONSTRUCTION PERMIT AND APPLICATION

CITY OF LAUREL, MONTANA

PERMIT No. _____

Job Address <u>415 South 1st Avenue</u>		Owner <u>Steve Wells</u>		Telephone <u>(406) 794-6465</u>	
Contractor <u>Golden Sands General Contractors, Inc.</u>		Subdivision <u>Hageman</u>		Lot <u>3</u> Block <u>1</u> Tract _____ Zoning <u>HC/CE</u>	
Address <u>12200 N. Stemmons Frwy, Dallas, TX 75234</u>		Telephone <u>(972) 232-7500</u>		Valuation of Project \$ <u>150,000</u>	
City License <u>2067</u>		Description of Work: <u>Construction of a remote, drive-up ATM on a concrete pad</u>		_____	
Special Conditions _____		_____		_____	
Occupancy <u>B</u>		Type of Construction <u>II-B</u>		Number of Units <u>0</u> Total Square Feet <u>80</u> Rated Walls _____	

BUILDING Approved To Issue By _____ **Date** _____

Application is hereby made to the City of Laurel Building Code Official for a permit subject to the conditions and restrictions set forth. All provisions of laws and ordinances governing this work will be complied with whether specified herein or not. Each person upon whose behalf this application pertains, at whose request and for whose benefit work is performed under or pursuant to any permit issued as a result of this application agrees to, and shall indemnify and hold harmless the City of Laurel, it's officers, agents and employees.

The granting of this permit does not give authority to cancel or violate the provisions of any state or local law regulating construction or the performance of construction.

"Compliance with the requirements of the state building code for physical accessibility to persons with disabilities does not necessarily guarantee compliance with Americans With Disabilities Act of 1990, the Rehabilitation Act of 1978, the Fair Housing Amendments Act of 1988, Title 49, chapter 2, commonly known as the Montana Human Rights Act, or other similar federal, state, or local laws that mandate accessibility to commercial construction or multifamily housing."

Any permit issued as a result of this application becomes null and void if work is not commenced within 180 days of issuance of such permit, unless a written request to extend this time is submitted to the City of Laurel Building Department and approved.

The applicant is responsible for calling to obtain underground line locations 1-800-424-5555 two days before digging.

All general contractors shall have a current City of Laurel business license.

The permit holder is responsible for giving 24 hour notice for required inspections.

I hereby certify I have read this application and the information provided is true and correct to the best of my knowledge.

Signature of Applicant _____

Date 5/5/22

FEEES AND CHARGES

1000-323011 building	\$ <u>1440.00</u>
1000-323014 plan review	\$ <u>1172.99</u>
1000-323011 fence	\$ _____
1000-323011 roof	\$ _____
1000-323053 sign	\$ <u>364.60</u>
1000-323011 mh install	\$ _____
1000-323011 investigation	\$ _____
1000-323011 re-inspection	\$ _____
1000-322022 utility hook up	\$ _____
5210-343033 SDF water	\$ _____
5310-343033 SDF sewer	\$ _____
other	\$ _____
Total Amount due	\$ <u>2977.59</u>
Amount Paid	\$ _____

CONSTRUCTION PERMIT AND APPLICATION

CITY OF LAUREL, MONTANA

PERMIT No. _____

Job Address <u>415 South 1st Avenue</u> Owner <u>Steve Wells</u> Telephone <u>(406) 794-6465</u>	
Contractor <u>Golden Sands General Contractors, Inc.</u> Address <u>12200 N. Stemmons Frwy, Dallas, TX 75234</u> Telephone <u>(972) 232-7500</u> City License <u>2067</u>	Subdivision <u>Hageman</u> Lot <u>3</u> Block <u>1</u> Tract _____ Zoning <u>HC/CE</u> Valuation of Project \$ <u>150,000</u> Description of Work: <u>Construction of a remote, drive-up ATM on a concrete pad</u>
Special Conditions _____ _____	
Occupancy <u>B</u> Type of Construction <u>II-B</u> Number of Units <u>0</u> Total Square Feet <u>80</u> Rated Walls _____	

BUILDING Approved To Issue By _____	Date _____
--	-------------------

THE FOLLOWING INSPECTIONS ARE REQUIRED AND MUST BE RECORDED ON THIS CARD:

Footings	_____	Inspector	_____	Date Approved	_____
Foundation	_____	Inspector	_____	Date Approved	_____
Damp-proofing	_____	Inspector	_____	Date Approved	_____
Ground Inspection	_____	Inspector	_____	Date Approved	_____
Framing	_____	Inspector	_____	Date Approved	_____
Roofing	_____	Inspector	_____	Date Approved	_____
Insulation	_____	Inspector	_____	Date Approved	_____
Gypsum/Drywall	_____	Inspector	_____	Date Approved	_____
Other	_____	Inspector	_____	Date Approved	_____
Other	_____	Inspector	_____	Date Approved	_____

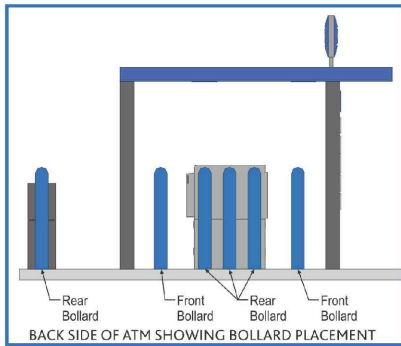
FINAL INSPECTIONS

Fire	_____	Inspector	_____	Date Approved	_____
Building	_____	Inspector	_____	Date Approved	_____
Site Improvements	_____	Inspector	_____	Date Approved	_____

Call 628-4796 - 24 hours in advance to schedule inspections.

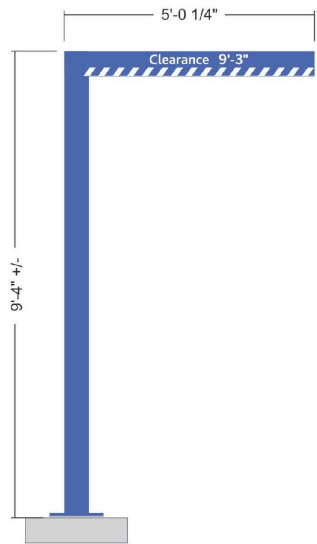
Do not cover or conceal any work before the required inspection has been approved.

This card and one set of approved plans must be available to the inspector at the job site during all inspections.



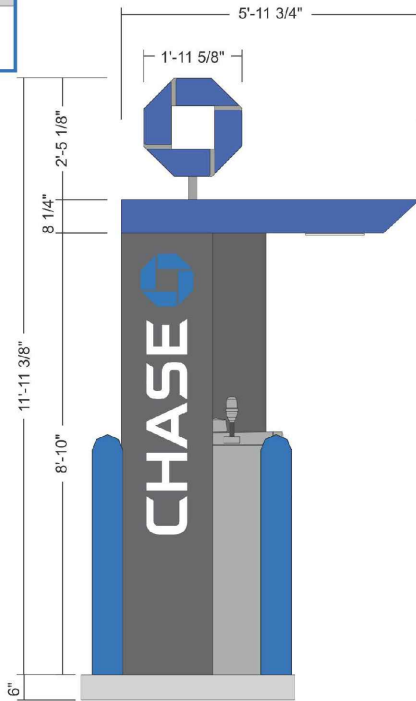
Chase blue Metallic
Matthevs paints 49353

Chase ATM Nickel
Matthevs paints 18101

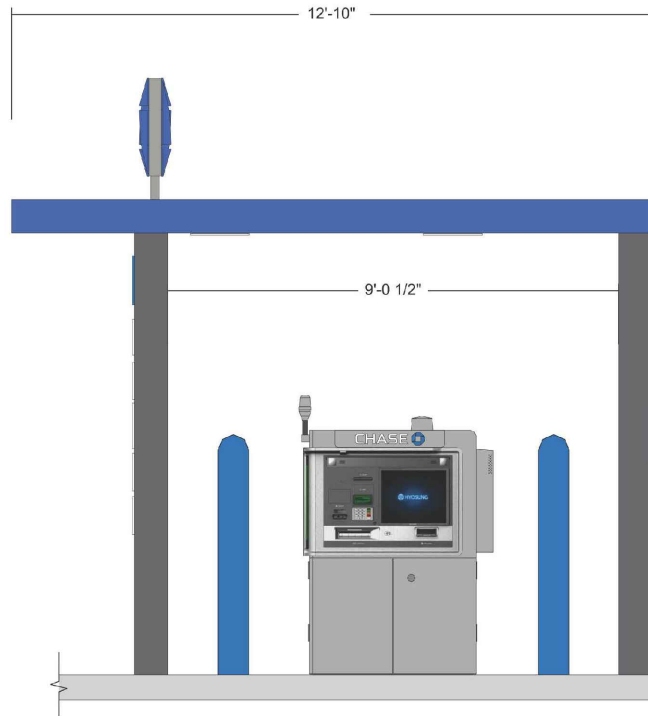


ELEVATION

E01 HB-U Headache Bar



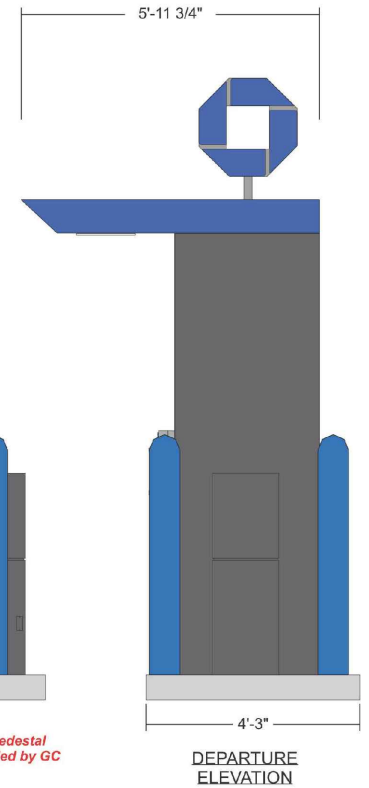
APPROACH
ELEVATION



ELEVATION

E02 CAN-ATM-SIG-OCT ATM Signature Canopy w/ Octagon

* Utility Pedestal
to be installed by GC



DEPARTURE
ELEVATION

ALIGNED STUDIO, LLC
ARCHITECTURE+DESIGN

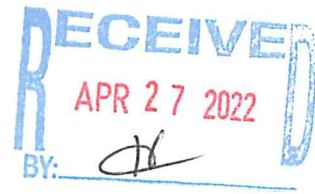
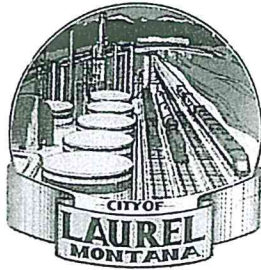
13100 Manchester Road #225
St. Louis, Missouri 63131
314.317.0060

JP MORGAN CHASE ATM
11301-11400 Highway 7
Minnetonka, Minnesota 55305

6.5

File Attachments for Item:

5. Public Hearing: Cassie Page Variance Request - 319 3rd Avenue



Laurel Variance Request Application

This application covers appeals from decisions of the Planning Department (and sometimes other officials) and for requests for variances concerning setbacks, structures, heights, lot coverage, etc.

The undersigned owner or agent of the owner of the following described property requests a variance to the Zoning Ordinances of the City of Laurel as outlined by the laws of the State of Montana.

1. Name of property owner: Cassie Page
2. Name of Applicant if different from above: _____
3. Phone number of Applicant: 406-208-6795
4. Street address and general location: 319 3rd Ave, Laurel MT 59044
5. Legal description of the property: Laurel Heights Sub, S09, T02, S, R24, E, b1a-22, Lot 11-12
6. Current Zoning: Residential L6000
7. Provide a copy of covenants or deed restrictions on property.

I understand that the filing fee accompanying this application is not refundable, that it pays part of the cost of process, and that the fee does not constitute a payment for a variance. I also understand I or my agent must appear at the hearing of this request before the Planning Board and all of the information presented by me is true and correct to the best of my knowledge.

Signature of Applicant: Cassie Page

Date of Submittal: 4/18/22


STATE OF MONTANA
COUNTY OF YELLOWSTONE

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I HAVE CHECKED
THE RECORDS (5 PAGES) IN MY OFFICE FROM (02/25/2022) TO (04/25/2022)
AND THE LISTED PEOPLE ARE THE OWNERS OF RECORD FOR THE
ENCLOSED LISTED PROPERTY.

SIGNED AND SEALED THIS 26th DAY OF APRIL 2022.

73 NAMES	\$ 36.50
CERTIFY	<u>2.00</u>
TOTAL	\$ 38.50

JEFF MARTIN
CLERK & RECORDER OFFICE
YELLOWSTONE COUNTY

BY  _____

RAECHELLE GROSS / RECORDING CLERK

Date: 04/25/2022
 Time: 09:13:24
 Oper: rgarza

Yellowstone County
 TA Reports - Parcel Master List

Page: 1

RANGES: TAX YEAR: (R) 2022 - 2022
 PARCEL# : (L) B00555, B00556, B00557,
 B00558, B00559, B00560, B00562,
 B00563, B00564, B00565, B00566,
 B00567, B00568, B00569, B00570,
 B00571, B00572, B00573, B00574,
 B00575, B00576, B00577, B00578,
 B00579, B00580, B00581, B00582,
 B00626, B00628, B00633, B00634,
 B00635, B00636, B00637, B00638,
 B00639, B00639A, B00642, B00643,
 B00644, B00645, B00655, B00657

TAX TYPE: (A)
 LEVY DISTRICT: (A)
 SUB-LEVY DIST: (A)
 MISC CODE : (A)
 LIST CODE: (A)

OPTIONS: SORT ORDER: N INCL RANGES/OPTIONS?: Y

Tax Code	Owner/Mailing Address	Legal Description	Levy Dist	Sub Dist	Tax Type
B00567	ALTMAN, TODD A & CASSIE L 319 3RD AVE LAUREL MT 59044-3043	03-0821-09-3-26-06-0000 LHS LAUREL HEIGHTS SUBD LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 2, Lot 11 - 12	7	RE	<i>Cassie L Page ✓ Austin Page ✓ 319 3rd Avenue Laurel, mt 59044-3043</i>
B00581	ANGELL, ZEB & ANDREA L 307 4TH AVE LAUREL MT 59044-2610	03-0821-09-3-25-09-0000 LHS LAUREL HEIGHTS SUBD LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 3, Lot 17 - 18	7	RE	
B00572	BEHM, ALEX DUANE & ANNETTE L 226 LAURMAC LN LAUREL MT 59044-1703	03-0821-09-3-26-11-0000 LHS LAUREL HEIGHTS SUBD LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 2, Lot 19, E50 FT LT 19-20	7	RE	
B00571	BEHM, ALEX DUANE & ANNETTE LUCY 226 LAURMAC LN LAUREL MT 59044-1703	03-0821-09-3-26-10-0000 LHS LAUREL HEIGHTS SUBD LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 2, Lot 19, W90 FT LT 19-20	7	RE	
B00635	BRADSHAW, SHAWN 311 W 4TH ST LAUREL MT 59044-2731	03-0821-09-3-32-11-0000 LHS LAUREL HEIGHTS SUBD LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 8, Lot 19, E49' LTS 19-20	7	RE	
B00637	BROWN, BECKY M 404 2ND AVE LAUREL MT 59044-2727	03-0821-09-3-33-02-0000 LHS LAUREL HEIGHTS SUBD LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 9, Lot 3, S2 LT 4	7	RE	
† B00573	BROYLES, PARKER JACOB & REBEKAH ASHLEY 302 3RD AVE	03-0821-09-3-25-01-0000 LHS LAUREL HEIGHTS SUBD	7	RE	

Date: 04/25/2022
 Time: 09:13:24
 Oper: rgarza

Yellowstone County
 TA Reports - Parcel Master List

Page: 2

Tax Code	Owner/Mailing Address	Legal Description	Levy Dist	Sub Tax Dist	Tax Type
	LAUREL MT 59044-3044	LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 3, Lot 1 - 2			
B00574	CARPENTER, DALTON 306 3RD AVE LAUREL MT 59044-3044	03-0821-09-3-25-02-0000 LHS LAUREL HEIGHTS SUBD LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 3, Lot 3, &S2 L: 4	7		RE
B00558	EASTERDAY, KAREN LEE 309 2ND AVE LAUREL MT 59044-3037	03-0821-09-3-27-09-0000 LHS LAUREL HEIGHTS SUBD LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 1, Lot 16	7		RE
B00570	ENRIQUEZ, MANUEL H & DARLENE J 309 3RD AVE LAUREL MT 59044-3043	03-0821-09-3-26-09-0000 LHS LAUREL HEIGHTS SUBD LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 2, Lot 17 - 18	7		RE
B00642	FINK, JACQUELINE J FINK TERRY R & JACQUELINE J 207 S 4TH ST LAUREL MT 59044-3260	03-0821-09-3-33-07-0000 LHS LAUREL HEIGHTS SUBD LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 9, Lot 13 - 14	7		RE
B00582	GOGGINS, JULIE 319 W 3RD ST LAUREL MT 59044-3048	03-0821-09-3-25-10-0000 LHS LAUREL HEIGHTS SUBD LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 3, Lot 19 - 20	7		RE
B00569	GUERRERO, JOSE A & RANDI L 311 3RD AVE LAUREL MT 59044-3043	03-0821-09-3-26-08-0000 LHS LAUREL HEIGHTS SUBD LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 2, Lot 15 - 16	7		RE
B00576	OUSLEY, AMANDA L HALL, RICKY & 316 3RD AVE LAUREL MT 59044-3044	03-0821-09-3-25-04-0000 LHS LAUREL HEIGHTS SUBD LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 3, Lot 7 - 8, & S2 LT 9	7		RE
B00555	HARMON, MATTHEW 319 2ND AVE LAUREL MT 59044-3037	03-0821-09-3-27-06-0000 LHS LAUREL HEIGHTS SUBD LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 1, Lot 11, & N2 LT 12	7		RE
B00643	HATTEN, MARION R & JAMES F 409 3RD AVE LAUREL MT 59044-2728	03-0821-09-3-33-08-0000 LHS LAUREL HEIGHTS SUBD LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 9, Lot 15 - 16	7		RE
B00565	HEINEMANN, CALEN SAUL & MIKELL 316 2ND AVE LAUREL MT 59044-3038	03-0821-09-3-26-04-0000 LHS LAUREL HEIGHTS SUBD LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 2, Lot 7 - 8	7		RE

Date: 04/25/2022
Time: 09:13:25
Oper: rgarza

Yellowstone County
TA Reports - Parcel Master List

Page: 3

Tax Code	Owner/Mailing Address	Legal Description	Levy Dist	Sub Dist	Tax Type
B00564	HOHENBERGER, KIRK PO BOX 45 WESTBY MT 59275-0045	03-0821-09-3-26-03-0000 LHS LAUREL HEIGHTS SUBD LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 2, Lot 5 - 6	7		RE
B00633	HUNT, LORIE 405 4TH AVE LAUREL MT 59044-2301	03-0821-09-3-32-09-0000 LHS LAUREL HEIGHTS SUBD LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 8, Lot 17 - 18	7		RE
B00580	IVERSON, SHARON M 1302 24TH ST W # 290 BILLINGS MT 59102-3861	03-0821-09-3-25-08-0000 LHS LAUREL HEIGHTS SUBD LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 3, Lot 15 - 16	7		RE
B00578	DECKER, JOHN WILBUR & COLETTE FRIEDLY JOHN & COLETTE DECKER LIVING TRUST 1225 LONGVIEW RD LAUREL MT 59044-1864	03-0821-09-3-25-06-0000 LHS LAUREL HEIGHTS SUBD LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 3, Lot 11 - 12	7		RE
B00657	KAUTZ, GLENN 401 2ND AVE LAUREL MT 59044-2726	03-0821-09-3-34-12-0000 LHS LAUREL HEIGHTS SUBD LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 10, Lot 18 - 20, (08)	7		RE
B00638	LAWSON, SHIRLEY A 406 2ND AVE LAUREL MT 59044-2727	03-0821-09-3-33-03-0000 LHS LAUREL HEIGHTS SUBD LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 9, Lot 5, & N2 LT 4	7		RE
B00566	MANN, ROBERT C & TRACY E 320 2ND AVE LAUREL MT 59044-3038	03-0821-09-3-26-05-0000 LHS LAUREL HEIGHTS SUBD LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 2, Lot 9 - 10	7		RE
B00634	MASTERSON, JEANNE C 401 4TH AVE LAUREL MT 59044-2301	03-0821-09-3-32-10-0000 LHS LAUREL HEIGHTS SUBD LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 8, Lot 19, W91 FT LT 19-20	7		RE
B00557	JONES, LINDSEY MCNEILEY, TODD & 311 2ND AVE LAUREL MT 59044-3037	03-0821-09-3-27-08-0000 LHS LAUREL HEIGHTS SUBD LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 1, Lot 15	7		RE
B00556	MICHAEL, SUSAN K MICHAEL, LAURIE A & 317 2ND AVE LAUREL MT 59044-3037	03-0821-09-3-27-07-0000 LHS LAUREL HEIGHTS SUBD LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 1, Lot 12, LT 13-14 S2 LT 12	7		RE
B00575	MOORE, GERALD L & MALLARD, JOY A 308 3RD AVE LAUREL MT 59044-3044	03-0821-09-3-25-03-0000 LHS LAUREL HEIGHTS SUBD LAUREL HEIGHTS SUBD, S09, T02 S, R24 E,	7		RE

Date: 04/25/2022
Time: 09:13:25
Oper: rgarza

Yellowstone County
TA Reports - Parcel Master List

Page: 4

Tax Code	Owner/Mailing Address	Legal Description	Levy Dist	Sub Dist	Tax Type
		BLOCK 3, Lot 4, LT 5-6 N2 LT 4			
B00577	PASTIAN, RANDALL L 320 3RD AVE LAUREL MT 59044-3044	03-0821-09-3-25-05-0000 LHS LAUREL HEIGHTS SUBD LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 3, Lot 10, & N2 LT 9	7		RE
B00628	PETERSON JOHN PO BOX 45 HUNTLEY MT 59037-0045	03-0821-09-3-32-04-0000 LHS LAUREL HEIGHTS SUBD LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 8, Lot 7 - 8, & N20 FT LT 6	7		RE
B00639	SALVESON, WAYNE P 412 2ND AVE LAUREL MT 59044-2727	03-0821-09-3-33-04-0000 LHS LAUREL HEIGHTS SUBD LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 9, Lot 6 - 7, (11)	7		RE
B00639A	SALVESON, WES D 414 2ND AVE LAUREL MT 59044-2727	03-0821-09-3-33-14-0000 LHS LAUREL HEIGHTS SUBD LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 9, Lot 8, (11)	7		RE
B00636	SCHLEINING, LARRY E & TRACY 402 2ND AVE LAUREL MT 59044-2727	03-0821-09-3-33-01-0000 LHS LAUREL HEIGHTS SUBD LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 9, Lot 1 - 2	7		RE
B00644	SEYMOUR, ROBBIE & BREANNA 4636 N WOODHAVEN WAY BILLINGS MT 59106-2400	03-0821-09-3-33-09-0000 LHS LAUREL HEIGHTS SUBD LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 9, Lot 17 - 18	7		RE
B00645	SWAN, STEPHEN E 401 3RD AVE LAUREL MT 59044-2728	03-0821-09-3-33-10-0000 LHS LAUREL HEIGHTS SUBD LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 9, Lot 19 - 20	7		RE
B00626	UNITED METHODIST CHURCH PO BOX 1055 LAUREL MT 59044-1055	03-0821-09-3-32-01-0000 LHS LAUREL HEIGHTS SUBD LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 8, Lot 1 - 5, & S10 FT LT 6	7		RE
B00655	WARD, WENDY L 407 2ND AVE LAUREL MT 59044-2726	03-0821-09-3-34-10-0000 LHS LAUREL HEIGHTS SUBD LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 10, Lot 16, LT 17 S2 LT 16	7		RE
B00568	ZEPEDA, ARTI M (1/3 INT) MEIDINGER, ROBERT A (RLE) MEIDINGER, JERILYN K (RLE) MEIDINGER, AARON A (1/3 INT) WEBINGER, MICHAEL B (1/3 INT) 315 3RD AVE	03-0821-09-3-26-07-0000 LHS LAUREL HEIGHTS SUBD LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 2, Lot 13 - 14	7		RE

Brian DeForrest
Rebecca DeForrest
4636 N Woodhaven Way
Billings MT 59106-2400

Date: 04/25/2022
Time: 09:13:25
Oper: rgarza

Yellowstone County
TA Reports - Parcel Master List

Page: 5

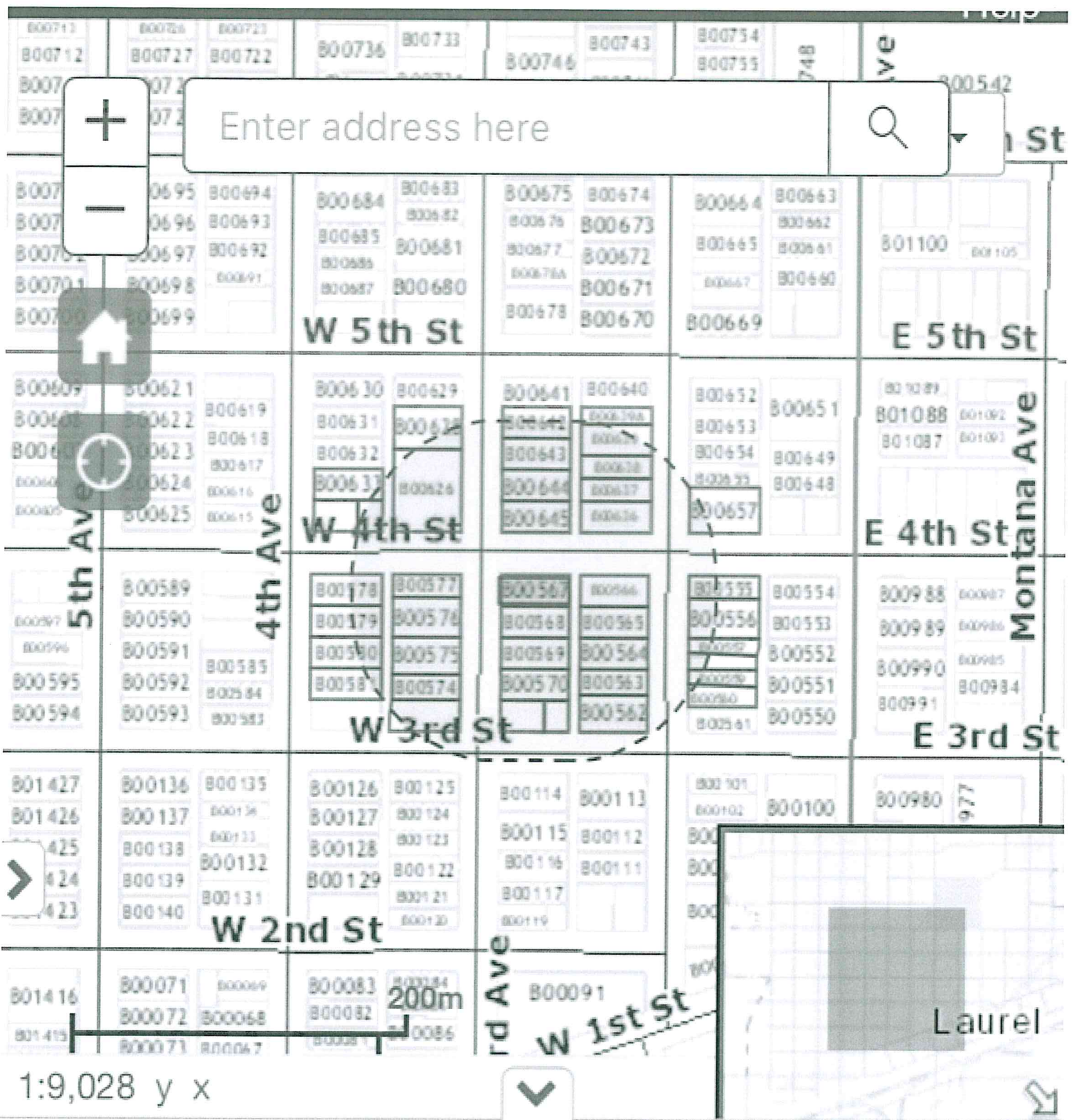
Tax Code	Owner/Mailing Address	Legal Description	Levy Dist	Sub Tax Dist	Tax Type
	LAUREL MT 59044-3043				
B00579	WHISENHUNT, DAVID ✓ SHEFFELS, STEVE ✓ BEDNEK, PAM ✓ WHISENHUNT, KAREN & ✓ 1504 2ND AVE S GREAT FALLS MT 59405-2404	03-0821-09-3-25-07-0000 LHS LAUREL HEIGHTS SUBD LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 3, Lot 13 - 14	7		RE
B00563	ZUNDEL, ROBBIE LEE ✓ 428 MERVIN ST BILLINGS MT 59102-5014	03-0821-09-3-26-02-0000 LHS LAUREL HEIGHTS SUBD LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 2, Lot 3, N 20 FT OF LT 3 &ALL LT 4	7		RE
B00559	ZUNDEL, ROBBIE LEE ✓ 428 MERVIN ST BILLINGS MT 59102-5014	03-0821-09-3-27-10-0000 LHS LAUREL HEIGHTS SUBD LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 1, Lot 17	7		RE
B00560	ZUNDEL, SCOTT A ✓ 2702 HOWARD AVE BILLINGS MT 59102-4525	03-0821-09-3-27-11-0000 LHS LAUREL HEIGHTS SUBD LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 1, Lot 18, &N10 FT LT 19	7		RE
B00562	ZUNDEL, SCOTT A ✓ 2702 HOWARD AVE BILLINGS MT 59102-4525	03-0821-09-3-26-01-0000 LHS LAUREL HEIGHTS SUBD LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 2, Lot 1 - 2, & S10 FT LT 3	7		RE

43

Certified Thru
2/23/2022
Dept of Revenue
RG

Owner name	Tax Code	Legal Description	Address
BROYLES, PARKER JACOB & REBEKAH ASHLEY	B00573	LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 3, Lot 1 - 2	302 3RD AVE
CARPENTER, DALTON	B00574	LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 3, Lot 3, & S2 L: 4	306 3RD AVE
MOORE, GERALD L & MALLARD, JOY A	B00575	LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 3, Lot 4, LT 5-6 N2 LT 4	308 3RD AVE
HALL, RICKY &	B00576	LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 3, Lot 7 - 8, & S2 LT 9	316 3RD AVE
PASTIAN, RANDALL L	B00577	LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 3, Lot 10, & N2 LT 9	320 3RD AVE
JOHN & COLETTE DECKER LIVING TRUST	B00578	LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 3, Lot 11 - 12	319 4TH AVE
WHISENHUNT, KAREN &	B00579	LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 3, Lot 13 - 14	313 4TH AVE
IVERSON, SHARON M	B00580	LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 3, Lot 15 - 16	311 4TH AVE
ANGELL, ZEB & ANDREAL L	B00581	LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 3, Lot 17 - 18	307 4TH AVE
GOGGINS, JULIE	B00582	LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 3, Lot 19 - 20	319 W 3RD ST
ZUNDEL, SCOTT A	B00562	LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 2, Lot 1 - 2, & S10 FT LT 3	304 2ND AVE
ZUNDEL, ROBBIE LEE	B00563	LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 2, Lot 3, N 20 FT OF LT 3 & ALL LT*	306 2ND AVE
HOHENBERGER, KIRK	B00564	LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 2, Lot 5 - 6	310 2ND AVE
HEINEMANN, CALEN SAUL & MIKELL	B00565	LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 2, Lot 7 - 8	316 2ND AVE
MANN, ROBERT C & TRACY E	B00566	LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 2, Lot 9 - 10	320 2ND AVE
ALTMAN, TODD A & CASSIE L	B00567	LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 2, Lot 11 - 12	319 3RD AVE
WEBINGER, MICHAEL B (1/3 INT)	B00568	LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 2, Lot 13 - 14	315 3RD AVE
GUERRERO, JOSE A & RANDI L	B00569	LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 2, Lot 15 - 16	311 3RD AVE
ENRIQUEZ, MANUEL H & DARLENE J	B00570	LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 2, Lot 17 - 18	309 3RD AVE
BEHM, ALEX DUANE & ANNETTE LUCY	B00571	LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 2, Lot 19, W90 FT LT 19-20	301 3RD AVE
BEHM, ALEX DUANE & ANNETTE L	B00572	LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 2, Lot 19, E50 FT LT 19-20	217 W 3RD ST
HARMON, MATTHEW	B00555	LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 1, Lot 11, & N2 LT 12	319 2ND AVE
MICHAEL, LAURIE A &	B00556	LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 1, Lot 12, LT 13-14 S2 LT 12	317 2ND AVE
MCNEILEY, TODD &	B00557	LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 1, Lot 15	311 2ND AVE
EASTERDAY, KAREN LEE	B00558	LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 1, Lot 16	309 2ND AVE
ZUNDEL, ROBBIE LEE	B00559	LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 1, Lot 17	307 2ND AVE
ZUNDEL, SCOTT A	B00560	LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 1, Lot 18, & N10 FT LT 19	305 2ND AVE
UNITED METHODIST CHURCH	B00626	LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 8, Lot 1 - 5, & S10 FT LT 6	307 W 4TH ST
PETERSON JOHN	B00628	LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 8, Lot 7 - 8, & N20 FT LT 6	414 3RD AVE
HUNT, LORIE	B00633	LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 8, Lot 17 - 18	405 4TH AVE
MASTERSON, JEANNE C	B00634	LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 8, Lot 19, W91 FT LT 19-20	401 4TH AVE
BRADSHAW, SHAWN	B00635	LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 8, Lot 19, E49' LTS 19-20	311 W 4TH ST
SCHLEINING, LARRY E & TRACY A	B00636	LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 9, Lot 1 - 2	402 2ND AVE
BROWN, BECKY M	B00637	LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 9, Lot 3, S2 LT 4	404 2ND AVE
LAWSON, SHIRLEY A	B00638	LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 9, Lot 5, & N2 LT 4	406 2ND AVE
SALVESON, WAYNE P	B00639	LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 9, Lot 6 - 7, (11)	412 2ND AVE

FINK TERRY R & JACQUELINE J	B00642	LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 9, Lot 13 - 14	415 3RD AVE
HATTEN, MARION R & JAMES F	B00643	LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 9, Lot 15 - 16	409 3RD AVE
SEYMOUR, ROBBIE & BREANNA	B00644	LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 9, Lot 17 - 18	405 3RD AVE
SWAN, STEPHEN E	B00645	LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 9, Lot 19 - 20	401 3RD AVE
SALVESON, WES D	B00639A	LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 9, Lot 8, (11)	414 2ND AVE
WARD, WENDY L	B00655	LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 10, Lot 16, LT 17 S2 LT 16	407 2ND AVE
KAUTZ, GLENN	B00657	LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 10, Lot 18 - 20, (08)	401 2ND AVE





Yellowstone County

Mapping sites

Offender search

Help

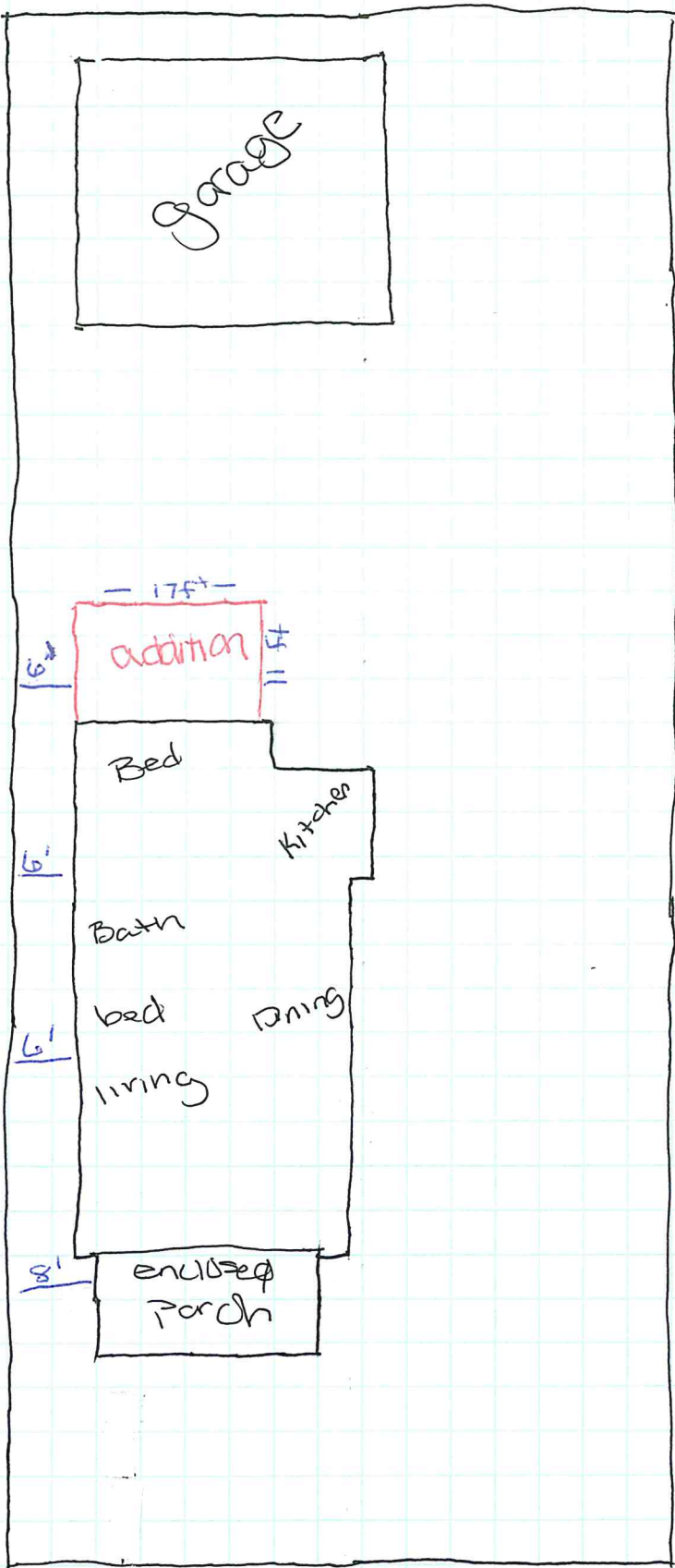
Map interface showing a grid of parcel addresses. A search bar at the top contains the text "Enter address here" and a magnifying glass icon. Navigation controls on the left include a plus sign (+), a minus sign (-), a home icon, and a location pin icon. A scale bar at the bottom left indicates "200m". A scale indicator "1:9,028 y x" is also present. A small inset map in the bottom right corner shows the current location within a larger regional context, labeled "Laurel".

Zoom

Clear

Export

Owner	Tax Code	Legal Description	Address
-------	----------	-------------------	---------



□ - 4 ft

319 3rd Ave

2nd Avenue

4/20/2022

To Whom It May Concern:

We, Austin & Cassie Page, are submitting a request for a variance. Our home is located at 319 3rd Avenue and was constructed in 1925. The home and garage were put onto the lot before current zoning laws were in place and both are setback 6' on the side adjacent to the street. Our current home has 5 bedrooms and 1 6'X7' bathroom. We are seeking to add an additional bathroom onto the back of our house. We will be going directly back between our current home and garage. Our current home sits 6ft from the sidewalk. This addition would also be 6ft from the sidewalk. The current zoning requirements are causing unique hardships on our unique situation as they require us to be setback 20'. If we were to move things 20' in it would put this addition into the middle of our yard, almost bypassing our home completely.

We are well within our allotted lot coverage amounts and even upon the completion of the addition we would still be within our lot coverage allotment with over 300 sq ft left over. These new setback regulations are the only issue with us proceeding. Since these setbacks were created after our home was in place we are asking that you grant us a variance so that we may complete and remedy these issues within our home.

Thank You,

Cassie & Austin Page

File Attachments for Item:

6. Public Hearing: Your Pie Special Review - 102 S. 1st Avenue



LAUREL CITY-COUNTY PLANNING DEPARTMENT

STAFF REPORT

TO: Laurel City-County Planning Board and Zoning Commission
FROM: Kurt Markegard
PROJECT: Special Review Application for “Your Pie” 102 South 1st Avenue
DATE: May 16th, 2022

DESCRIPTION OF REQUEST

An application for Special Review was submitted by S2 Properties LLC. for the property at 102 S. 1st Avenue in Laurel. The property owner plans to renovate the currently vacant commercial building to operate a new food establishment. The property is located within the Highway Commercial (HC) zoning district, as well as the Community Entryway Zoning District (CEZD) and the SE 4th Street Overlay District. The Laurel Municipal Code requires all cocktail lounges, restaurants, bars and taverns located in the Highway Commercial (HC) zoning district to go through the Special Review process prior to the start of operations. An approval of the special review application would allow the sale of beer and wine within a restaurant.

Owner: S2 Properties LLC.
Legal Description: East Yellowstone Sub, S16, T02 S, R24 E, BLOCK 31, Lot 1 - 6, less highway
Address: 102 S 1st Ave, Laurel, MT 59044
Parcel Size: 20,405sqft
Existing Land Use: Commercial, currently vacant building
Proposed Land Use: Restaurant
Existing Zoning: Highway Commercial (HC), Community Entryway Zoning District (CEZD), SE 4th Street Overlay District

BACKGROUND AND PROCEDURAL HISTORY

- Randy and Parker Swenson contacted the Planning department about opening a new restaurant called “Your Pie” in March 2022 in the former location of “Taco John’s”.
- Kurt Markegard visited the Billings location of “Your Pie” and realized that they serve beer at their restaurant. Kurt called and informed Randy and Parker that they would need a special review for alcohol sales as part of their restaurant in Laurel.
- Parker Swenson submitted the application for special review on April 29, 2022.

- May 18, 2022: Public Hearing scheduled at the Planning Board and Zoning Commission for the Special Review.

STAFF FINDINGS

- The applicant has applied for the operation of a restaurant that will serve alcohol at the property of 102 S 1st Avenue.
- The application contains all the necessary information to move forward to review by Planning Board and City Council.
- The proposed use of the building is changing from a restaurant to a restaurant that will sell alcohol.
- The building is near other establishments operating with alcohol beverage licenses.
- The applicant seeks to renovate a currently vacant commercial building and place it into productive use.

PLANNING BOARD AND GOVERNING BODY REVIEW CRITERIA

LMC 17.68 – Special Review Procedures, contains the review criteria for the decision-making process for Special Review applications.

- A. *After presentation to the zoning commission of the request for special review by the applicant, the zoning commission shall make a recommendation to the city council to:*
 1. *Grant the application for special review;*
 2. *Deny the application;*
 3. *Delay action on the application for a period not to exceed thirty days; or*
 4. *Grant the application subject to conditions and recommendations and give the reasons therefor.*
- B. *Before approving a special review use, the zoning commission shall find that the contemplated use(s):*
 1. *Complies with all requirements of this section;*
 2. *Is consistent with the objectives and purposes of this title and the Laurel comprehensive planning process;*
 3. *Is compatible with surrounding land use or is otherwise screened and separated from adjacent land in such a way as to minimize adverse effects;*
 4. ***Further the zoning commission shall consider and may impose modifications or conditions concerning, but not limited to the following:***
 - a. ***Street and road capacity,***
 - b. ***Ingress and egress to adjoining streets,***
 - c. ***Off-street parking,***
 - d. ***Fencing, screening and landscaping,***
 - e. ***Building bulk and location,***
 - f. ***Usable open space,***
 - g. ***Signs and lighting,***

h. Noise, vibration, air pollution and similar environmental influences.

The following actions are to be taken by City Council:

17.68.50 - City council action.

- A. *Before taking action on an application for special review, and after presentation of the zoning commission's report, the city council may hold a public hearing on the application.*
- B. *The zoning commission may recommend to the council whether to hold a public hearing or not. In the event the city council holds its own public hearing on the application, then the recommendations of the zoning commission and the notice of public hearing before the city council shall both be published twice in the newspaper of general circulation in the jurisdictional area of the Laurel-Yellowstone city-county planning board with the first publication being at least fifteen days prior to the hearing.*

RECOMMENDATIONS

The Planning Department recommends the Planning Board and Zoning Commission approve the Special Review with the following conditions:

1. Any applicable permits, including but not limited to building permits, sign permits, and right-of-way permits must be applied for within twelve (12) months of special review approval.
2. A signage plan shall be provided to the Planning Department and Building Department that conforms to the requirements of the Laurel Sign Code and signage requirements of the overlay districts wherein the property is located.
3. Construction of any improvements to the site and building must be completed within twelve (12) months of special review approval.
4. The operation of the site shall not be done in such a manner as to be a nuisance.
5. Any use of the property not specifically included in this approval or allowable within its underlying zoning district shall be deemed a violation of the laurel Zoning Code.
6. Any subsequent use or change of use associated with this special review shall submit additional documentation to the City for subsequent processing and approval or denial.

ATTACHMENTS

1. *Special Review Application Packet and Form*
2. *Adjacent Property Owners Map (300ft)*
3. *Adjacent Property Owners List (300ft)*
4. *Site Overview*
5. *Mailing Labels*
6. LMC 17.68 – Special Review Procedures
7. Public Notice for Special Review Public Hearing

CITY HALL
115 W. 1ST ST.
PLANNING: 628-4796
WATER OFC.: 628-7431
COURT: 628-1964
FAX 628-2241

City of Laurel

P.O. Box 10
Laurel, Montana 59044



Office of the City Planner

Application for Special Review

The undersigned as owner or agent of the following described property requests a Special Review as outlined in Chapter 17 of the Laurel Municipal Code.

Applicant: Your Pie
Legal Description: East Yellowstone Subd., S16, T02S, R24 E, Block 31, Lot 1-6
General Address: 101 W 1st St. S. Laurel, MT 59044
Owner of Tract: SZ Properties LLC
Mailing Address: 4116 Carbn Dr. Billings, MT 59106
Phone Number: 406-697-4067
Email Address: pswenson@yourpie.com

General Description of the requested Special Review:
We're requesting special review to sell beer and wine at Your Pie Pizza in this location.

Timeline for development:
We're hoping to open in August of this year.

Attachments:

_____ Site Map (printed on at least 11"x17" in paper size showing dimensions, acreage and location of tracts in question)

_____ Site Plan (printed on at least 11"x17" paper size including: property boundaries and lot line dimensions, the location of proposed/existing structures, off-street parking, site elevations, service and refuse areas, means of ingress and egress, landscaping, screening, signs and open space areas, and latitude and longitude of the site.)

_____ Justification letter describing the special review requested and reasoning

_____ Map of all properties within 300 feet of the property

_____ List of the names and addresses of the property owners and/or agents for all parcels within 300 feet of the parcel under Special Review. (City staff can assist with this process)

_____ Special Review fee as per Laurel Schedule of Fees.

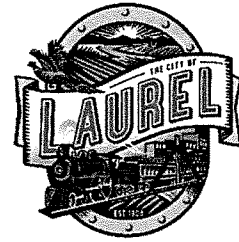
Applicant Signature: Patricia Swanson

Date: 04/29/22

CITY HALL
115 W. 1ST ST.
PLANNING: 628-4796
WATER OFC.: 628-7431
COURT: 628-1964
FAX 628-2241

City of Laurel

P.O. Box 10
Laurel, Montana 59044



Office of the City Planner

Instructions for Special Review Applications

Special Review applications are reviewed by the Laurel City-County Planning Board, which acts as the City Zoning Commission for Special Reviews. The Zoning Commission shall make a recommendation to the Laurel City Council for final approval, approval with conditions, or denial of the application. The City Council has the final authority to grant or deny application requests.

1. Applications must be received on or before the 1st of the month to be considered at the following month's meeting.
2. Application forms and supporting documents must be completely filled out, printed legibly or typed, with sufficient detail for the Zoning Commission and City Council to make a decision on the matter.
3. If new construction or a change in the use of the property is contemplated, building and/or development plans shall be submitted with the application.
4. Applications must be submitted to the Planning Department with the applicable fee as noted in the most recent Schedule of Fees.
5. A public hearing is required to be held for all Special Review applications.
6. The City will notify all property owners listed within the 300-foot radius and a legal ad will be published at least 15 days prior to the public hearing.
7. The Laurel Zoning Commission meets the 3rd Wednesday of the month at 5:35PM at the Laurel City Council Chambers. The applicant or a representative of the applicant must be present at the public hearing.
8. Recommendations of the Laurel City-County Planning Board shall be provided to the Laurel City Council for their review and final Approval, Conditional Approval, or Denial of the application.

Justification Letter

S2 Properties LLC is formally requesting a special review for the property located at 101 West 1 Street South. We're planning on bringing a pizza franchise called Your Pie to this location and we are requesting to be able to sell beer and wine. I have owned and operated Your Pie in Billings since October of 2017. We have responsibly served beer and wine at that location in that time. We are excited about the opportunity to come to Laurel and hope that we can be a great addition to an already amazing community.

Best Regards,

Parker and Randy Swenson



Rapid Tire Inc. 101

Montana Rail Link
D12001

E Railroad St

W Railroad St

Lot size:
20,405 sq. ft.

B00456

McDonald Land Holdings LLC

118

B01394
102

103

D02731

City

Zane C Dawson Trust
B01395

S 1st Ave

124

B01396

Lisa Pelican

122

Locomotion Fitness Center Inc.
B01399

301399

Samuel and Lorna Stokke
116

Pioneer Plaza Condominium
B03022-26

ABS MT-C

B00447

Locomotive Inn and Casino Inc.
B01392

226

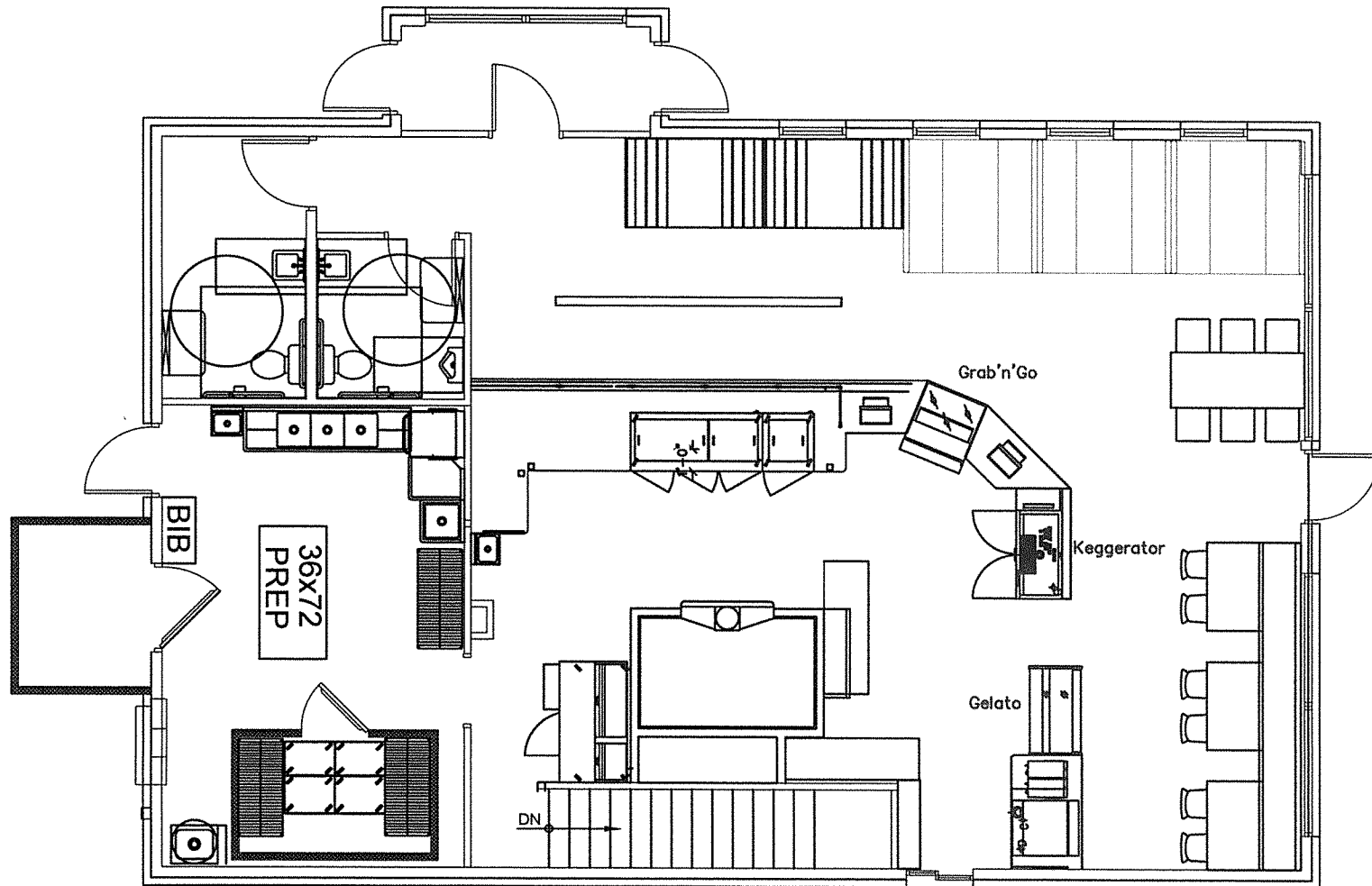


Existing Building will be kept.





Proposed floorplan



Proposed Exterior Remodel

