



**AGENDA
CITY OF LAUREL
CITY/COUNTY PLANNING BOARD
WEDNESDAY, SEPTEMBER 15, 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

General Items

2. Approve Meeting Minutes: August 18, 2021
3. Public Hearing: NorthWestern Energy Zone Change
4. Public Hearing: 810 W. 7th Street Annexation and Zone Change

New Business

5. Sign Review: On the Run (Conomart)

Old Business

Other Items

6. Project Update

Announcements

7. Adjourn
8. Next Meeting: October 20, 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

File Attachments for Item:

3. Public Hearing: NorthWestern Energy Zone Change



LAUREL CITY-COUNTY PLANNING DEPARTMENT

STAFF REPORT

TO: Laurel City-County Planning Board
FROM: Nicholas Altonaga, Planning Director
RE: Zone Change Request – Northwestern Energy
DATE: September 11, 2021

DESCRIPTION OF REQUEST

A Zone Change application has been submitted by Sanderson-Stewart on behalf of their client, Northwestern Energy Corporation on August 16, 2021 for their two properties described as:

- Parcel 2, COS 1677, S15, T02S, R24E
- Parcel 1, COS 1239, S15, T02S, R24E

Parcel 1, COS 1239 currently has two zoning designations, half the parcel is Heavy Industrial (HI), and half is Agricultural Open (AO). Parcel 2, COS 1677 currently has two zoning designations, approximately a quarter of the parcel is zoned Heavy Industrial (HI), a quarter of the parcel is zoned Agricultural Open (AO), and half of the parcel lacks a zoning classification.

The Applicant seeks to amend the official Laurel Zoning Map to expand the zoning jurisdiction to include the entirety of the parcels and provide Heavy Industrial (HI) zoning to the entirety of the two parcels. Approval of this Zone Change request would amend the Laurel Zoning district to fully encompass the parcels in question, as well as apply Heavy Industrial (HI) zoning to the entirety of Parcel 2, COS 1677 and Parcel 1, COS 1239.

Owner: Northwestern Corporation
Legal Description: S15, T02 S, R24 E, C.O.S. 1677, PARCEL 2
Legal Description: S15, T2S, R24E, C.O.S. 1239, PARCEL 1 (CENTRALLY ASSESSED)
Address: Lindy lane (Approximate)
Parcel Size: 44.179 Acres (total)
Existing Land Use: Power Generation (Parcel 1), Agricultural (Parcel 2)
Existing Zoning: Heavy Industrial (HI), Agricultural Open (AO), unzoned
Proposed Land Use: Heavy Industrial (HI)

BACKGROUND AND PROCEDURAL HISTORY

- February 23, 2021 – Contractors for Northwestern Energy begin conversations with the Planning Department regarding amending the zoning of parcels.
- March 23, 2021 – City Staff provide data and details on the quality of water within the City water system as well as other utility data.
- May 17, 2021 – Sanderson Stewart staff contact City Planning Dept inquiring on the process for re-zoning the parcels in question.
- May 18, 2021 – City Staff provide all information on the Zone Change process to Sanderson Stewart and explain the process.
- August 16, 2021 – Zone Change Application packet submitted to the City Planning Department.
- September 15, 2021 – Public Hearing scheduled in front of the Laurel City-County Planning Board for review as per the criteria in the below section.
- October 12, 2021 – Public Hearing scheduled in front of the Laurel City-Council.
- Subsequent governing Body Action to follow as necessary.

STAFF FINDINGS

1. August 16, 2021 - The Applicant submitted a physical and digital copy of the Zone Change application
2. The Application contains all necessary items to move forward in review process.
3. The applicant is requesting a zone change for the above identified parcels to Heavy Industrial (HI).
4. The applicant has stated their goal of installing a power generation station that will generate 175-megawatts from natural gas in order to reinforce current power system capacity.
5. The parcels in question are already partially zoned as Heavy Industrial (HI).
6. The surrounding area to the immediate west is zoned Heavy Industrial (HI) and is used for those purposes by CHS Inc. as a petroleum refinery and by the City of Laurel as a Sewer Treatment Facility.
7. The current use of Parcel 1 as a public utility service installation is allowable within the Heavy Industrial (HI) zoning classification.
8. The proposed use of Parcel 2 as a public utility service installation is allowable within the Heavy Industrial (HI) zoning classification.

PLANNING BOARD AND GOVERNING BODY REVIEW CRITERIA

17.72.060 - Zoning commission action.

- A. The zoning commission shall review and take action upon each application in accordance with the provisions of this chapter, and after a public hearing at which the application shall be presented to the zoning commission by the planning director together with his findings

and conclusions on the matter. A report of the commission's recommendation and the planning director's findings and conclusions shall be submitted to the city council.

- B. The zoning commission shall make a recommendation to the city council to:
 - 1. Deny the application for amendment to the official map;
 - 2. Grant action on the application for a period not to exceed thirty days;
 - 3. Delay action on the application for a period not to exceed thirty days;
 - 4. Give reasons for the recommendation.
- C. The zoning commission shall adopt such rules and regulations for the conduct of public hearings and meetings, which shall be published and available to the public, as well as conflict of interest rules, to ensure that no member is entitled to vote on a matter in which he has an interest directly or indirectly.

RECOMMENDATIONS

The Planning Director recommends that the Planning Board and Zoning Commission approve the zone change request and grant action on the application not to exceed thirty days for:

- Parcel 2, COS 1677, S15, T02S, R24E
- Parcel 1, COS 1239, S15, T02S, R24E

The Zone Change approval specifically notes that:

- 1. The parcels in question shall be fully included within the Laurel Zoning Jurisdiction.
- 2. The parcels in question shall have their zoning classification changed to fully be within the Heavy Industrial (HI) zoning district.
- 3. The parcels in question shall have no use on them which are not deemed allowable within the Heavy Industrial (HI) zoning district.
- 4. Any future change of zoning for said parcels shall follow the same process as this approval.

ATTACHMENTS

- 1. Zone Change Request Letter and Justification
- 2. Zone Change Application Form
- 3. Aerial Parcel Maps for effected properties
- 4. Aerial Parcel Map with concept drawing of proposed use
- 5. Site Concept Plan for proposed use
- 6. Declaration of Covenants and Conditions
- 7. LMC 17.20 – Commercial-Industrial Use Regulations
- 8. LMC 17.72 – Amendments

July 23, 2021

Mr. Nick Altonaga, CFM
Planning Director
City of Laurel
PO Box 10
Laurel, MT 59044

**Reference: Zone Map Amendment Application
NorthWestern Energy Laurel Generating Station**

Dear Mr. Altonaga:

On behalf of NorthWestern Energy Corporation, please accept our application for a Zone Change Request for the following two properties:

- Parcel 2, COS 1677, S15, T02S, R24E
- Parcel 1, COS 1239, S15, T2S, R24E

The properties are currently zoned Heavy Industrial (HI) and Agricultural Open Space (A1). The requested zoning is **Heavy Industrial (HI)** for both properties. Please note that the Laurel Zoning Jurisdiction splits Parcel 2, and with this application we are requesting that the City of Laurel adjust the jurisdiction line so that it encompasses all of Parcel 2.

NorthWestern Energy has identified a need for a new energy generation station. Planned retirements of electric assets in the Pacific Northwest region exceed 3,600 MW and the Northwest Power and Conservation Council forecasts regional capacity shortfalls as early as 2021. NorthWestern's continued reliance on the market to purchase energy to fill the gap during peak customer demand will significantly increase price and reliability risk for NorthWestern's customers because of the reduced energy supply availability.

In order to close the gap between our electricity generation and our customers' demands, the Laurel Generating Station will be developed to generate 175-megawatt from natural gas.

Mr. Nick Altonaga

July 23, 2021

Page 2

The location offers access to adequate, uncongested electric transmission and adequate natural gas supply. This land use will be consistent with the adjacent heavy industrial uses represented by the CHS Refinery and Laurel Water Treatment.

In support of this application, the following documents are included:

1. Application Form
2. Area Exhibit
3. Existing Zoning Exhibit
4. Proposed Zoning Exhibit
5. Site Plan of Generating Station
6. Adjacent Property Owner List and Mailing Labels
7. Property Covenants
8. Application Fee

Should you require any additional information, please do not hesitate to contact me. I can be reached at (406) 922-4313 or lwaterton@sandersonstewart.com.

Sincerely,



Lauren Waterton, AICP
Associate/Senior Planner

Enc.

cc: Roy Ishkanian, NorthWestern Energy

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

Zone Change Request

The Undersigned as owner or agent of the following described property requests a Zone Change as outlined in the City of Laurel Zoning Ordinance.

Current Zoning District (if zoned): A-1 (Agricultural Open Space)

Proposed Zoning District: H-1 (Heavy Industrial)

Legal Description of the Property: S15, T02 S, R24 E, C.O.S. 1677, PARCEL 2

S15, T2S, R24E, C.O.S. 1239, PARCEL 1

Address or General Location: Lindy Lane

Owner(s)/Applicant(s):

Name: NorthWestern Energy Corporation

Address: Attn: Roy Ishkanian, PO Box 80330, Billings, MT 59108

Phone: 406-655-6415

Email: roy.ishkanian@northwestern.com

Name: _____

Address: _____

Phone: _____

Email: _____

Agent(s)/Representative(s):

Name: Sanderson Stewart, Attn: Lauren Waterton

Address: 1300 N. Transtech Way, Billings, MT 59102

Phone: 406-922-4313

Email: lwaterton@sandersonstewart.com

Purpose/Reason for Zone change:

In order to meet the needs of customer's energy needs, NorthWestern Energy


will construct an energy generating station using natural gas supply.

The land use is consistent with adjacent heavy industrial uses (CHS Refinery, Laurel Water Treatment Plant)

I understand that the application fee accompanying this application is non-refundable, that it pays the cost of processing, and that the fee does not constitute a payment for a zoning change approval. I further certify that all the information presented on this application and its supporting documentation is true and correct.

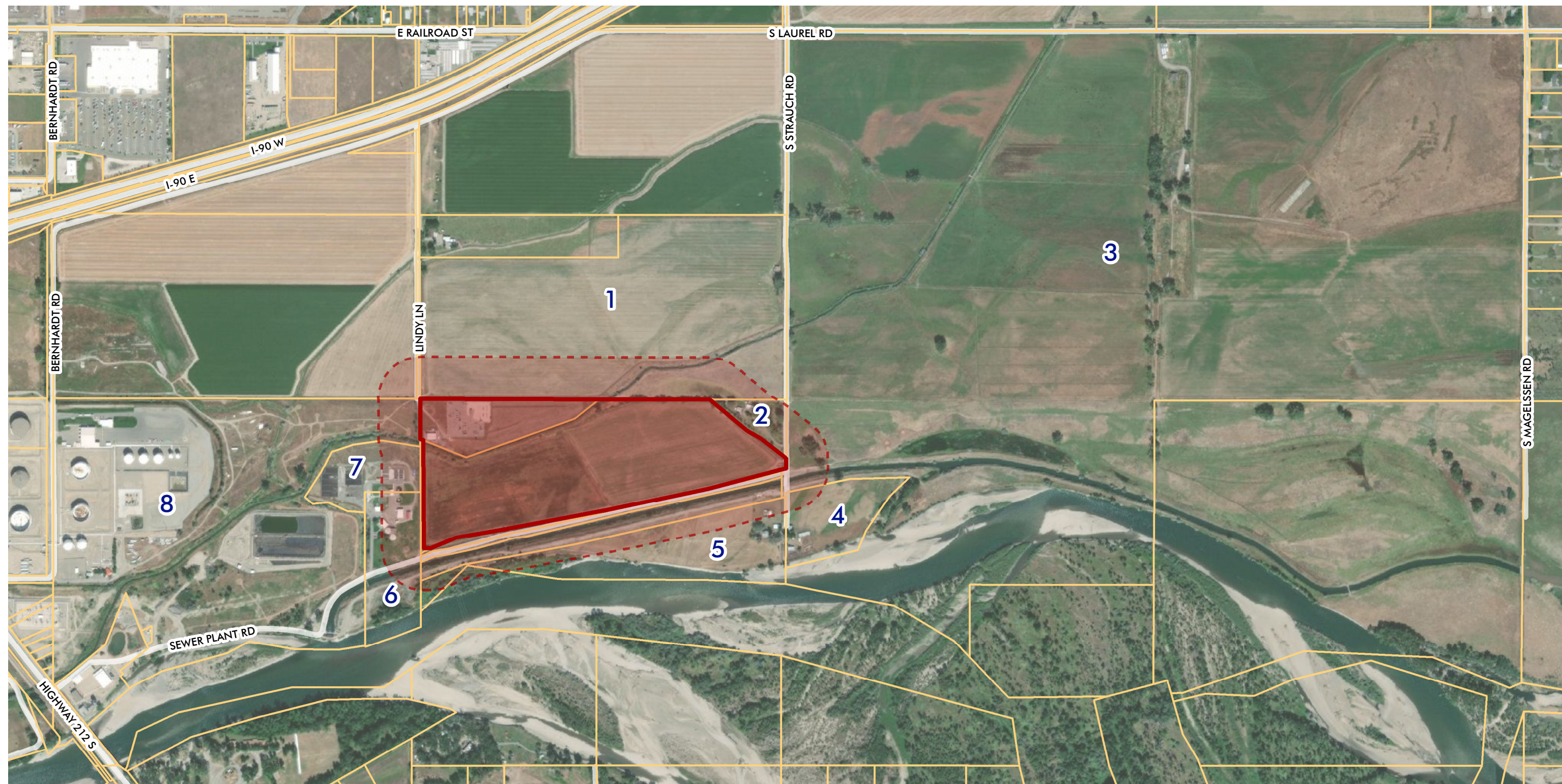
Owner/Applicant Signature: _____

Date: _____


Roy M. Ishikawa
7/26/21

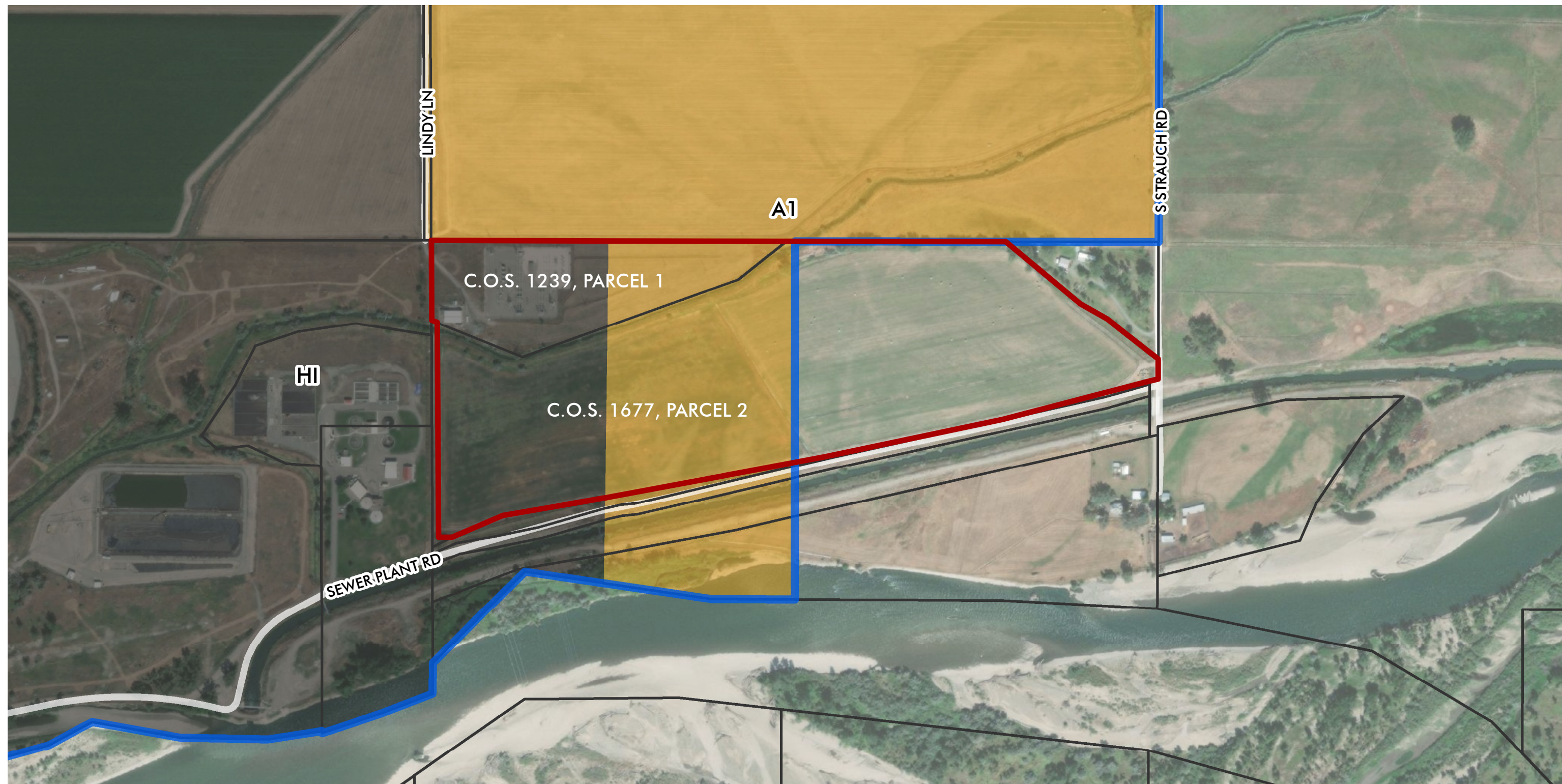
Agent and/or Representative Signature: _____

Date: _____



- Zone Change Parcels
- 300 ft Buffer
- Parcels





Zoning Districts

- A1 (Ag Open Space)
- HI (Heavy Industrial)



Zone Change Parcels

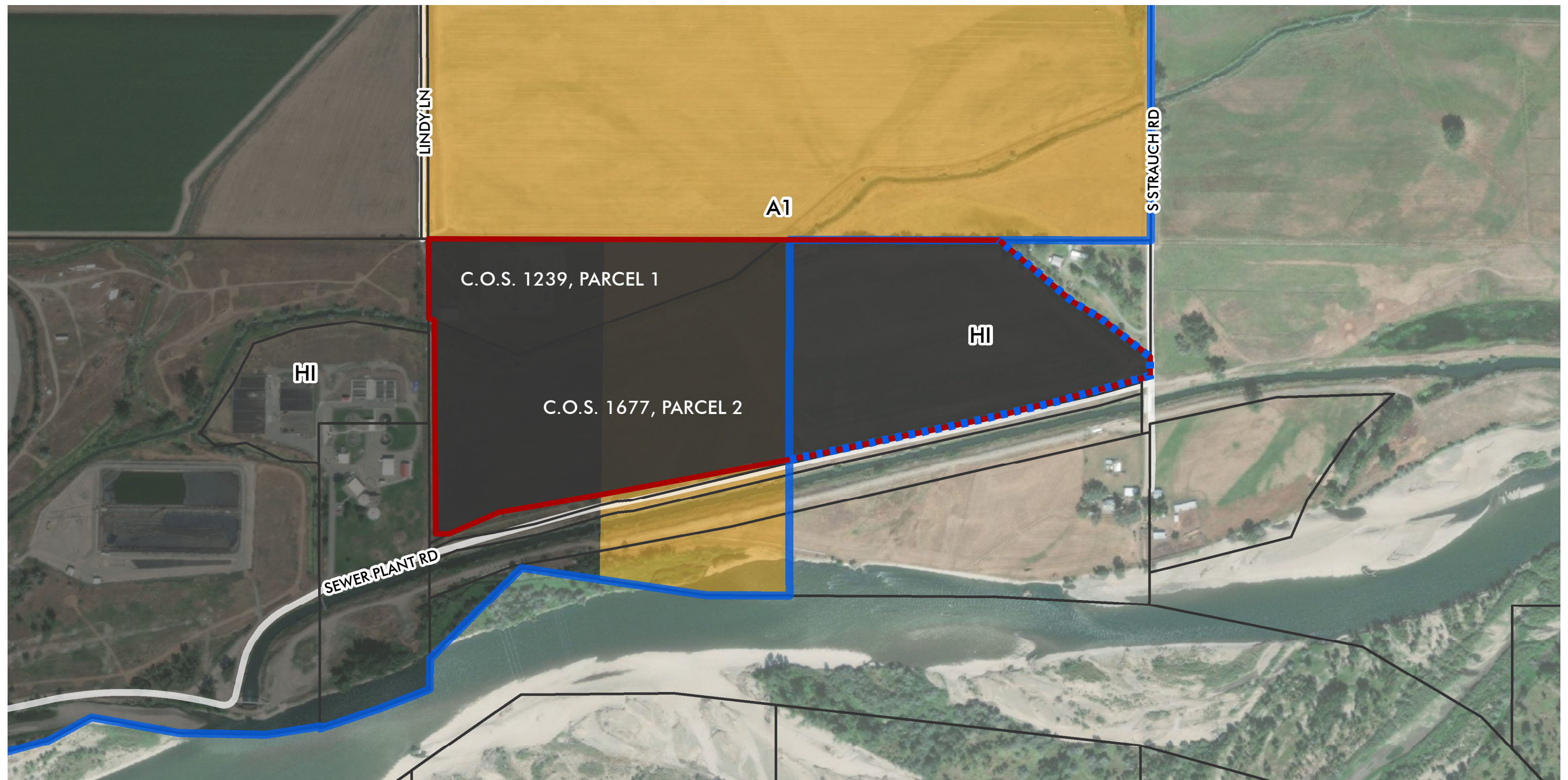


Zoning Jurisdiction Boundary



Parcels





Current Zoning Districts

- A1 (Ag Open Space)
- HI (Heavy Industrial)

Zone Change Parcels

- Proposed Zoning Jurisdiction
- Proposed Zoning (HI)

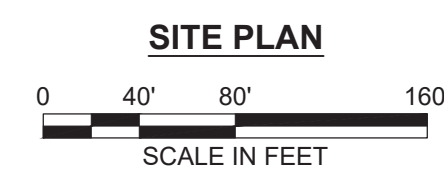
Current Zoning Jurisdiction Boundary

- Parcels



SITE KEY

A
B
C
D
E
F
G
H
I
J
K
L



**PRELIMINARY - NOT
FOR CONSTRUCTION**

[illegible]



Return recorded document to:

CHS Inc.
P.O. Box 909
Laurel, MT 59044
ST 1098221

DECLARATION OF COVENANTS AND CONDITIONS

This **DECLARATION OF COVENANTS AND CONDITIONS** (this "Declaration") is made effective as of the 11th day of May, 2021, by **CHS INC.**, a Minnesota cooperative corporation, whose post office address is P.O. Box 64089, Saint Paul, Minnesota 55164-0089 (hereinafter "CHS"); and **NORTHWESTERN CORPORATION**, a Delaware corporation, d/b/a **NORTHWESTERN ENERGY** with an address of 11 East Park Street, Butte, MT 59701-1711 (hereinafter "NorthWestern").

WITNESSETH

WHEREAS, CHS is the owner of those certain tracts or parcels of land situated in Yellowstone County, Montana, identified collectively as the "Benefitted Parcels" on the attached Exhibit A, and as legally described on the attached Exhibit B; and

WHEREAS, NorthWestern is the owner of that certain tract or parcel of land situated in Yellowstone County, Montana, identified as the "Burdened Parcel" (and together with the Benefitted Parcels, the "Parcels") on the attached Exhibit A, and as legally described on the attached Exhibit C.

NOW, THEREFORE, in consideration of the agreements, easements, covenants, conditions and restrictions contained in this Declaration, CHS and NorthWestern do hereby establish and declare that the Parcels shall be owned, held, and conveyed, subject to the agreements, easements, covenants, conditions and restrictions set forth in this Declaration. Upon recordation of this Declaration, any conveyance, transfer, sale, hypothecation, assignment, lease or sublease made by NorthWestern or CHS, or by any owner of any portion of the Parcels shall be and is deemed to incorporate by reference the provisions of this Declaration, as the same may from time to time be amended, and each owner, by acceptance of the conveyance of any portion of the Parcels, and each occupant by its use and occupancy of any portion of the Parcels shall be bound by the provisions of this Declaration.

1. Plant Construction and Operation.

(a) The Burdened Parcel may be used for the construction and operation of a nominal 175 MW gas-fired, electric-generating plant (the "Plant") consisting of eighteen, 9.7 MW class Caterpillar G20CM34 natural gas reciprocating internal combustion engines (RICE)

and associated balance of Plant equipment in full compliance with all applicable laws and regulations.

(b) Prior to making any submission to the Montana Department of Environmental Quality (the "MDEQ") pursuant to Title 17, Chapter 8, Subchapters 7, 8 or 12 of the Administrative Rules of Montana relating to the construction, operation or maintenance of the Plant (including any revision, modification or supplement thereto, each, an "MDEQ Submission"), NorthWestern shall provide to CHS a copy of the MDEQ Submission and CHS shall determine whether the operation of the Plant pursuant to the provisions in the MDEQ Submission will adversely affect the Benefitted Parcels or CHS's activities conducted or to be conducted upon the Benefitted Parcels. CHS shall have 10 business days following the receipt of the MDEQ Submission to either provide written consent or objection thereto. If CHS objects, the parties shall work collectively to discuss changes to the MDEQ Submission that would address CHS's objection and result in CHS's consent. NorthWestern shall not submit the MDEQ Submission to the MDEQ without the prior written consent of CHS, which consent shall not be unreasonably withheld or delayed. If CHS shall fail to respond to NorthWestern within such 10-business day period, then CHS shall be deemed to have consented to the MDEQ Submission.

(c) Any development or construction on the Burdened Parcel that deviates from the layout of the Plant set forth on Exhibit D shall require the prior written consent of CHS.

(d) Following the construction and commissioning of the Plant and in accord with the Montana Air Quality Permit issued to construct the Plant, NorthWestern shall submit an application to MDEQ for a Title V Operating Permit in accordance with the terms and procedures set forth in Section 1(b), and NorthWestern shall operate the Plant in compliance with any Title V Operating Permit issued by MDEQ.

(e) Following the construction and commissioning of the Plant, the Plant shall be supplied with natural gas through the repurposed Byron Pipeline. Any proposed change to the natural gas supply to the Plant from any source other than the repurposed Byron Pipeline shall require the prior written approval of CHS.

2. Public Grant. Nothing contained herein shall be used or construed as a grant of any rights to any public or governmental authority or agency.

3. Notices. Any notice or other communication required or permitted to be given hereunder shall be in writing and shall be mailed to the applicable party by certified or registered mail, postage prepaid, or nationally recognized overnight courier, and shall be considered given upon receipt, addressed as follows:

CHS Inc.
5500 Cenex Drive
Inner Grove Heights, MN 55077
Attn: General Counsel;

CHS Inc. Laurel Refinery
P.O. Box 909
Laurel, MT 59044
Attn: VP Refining; and EH&S Manager

NorthWestern Corporation
d/b/a NorthWestern Energy
11 East Park Street
Butte, MT 59701-1711
Attn: General Counsel; and
Vice-President Supply

Addresses may be changed by giving notice of such change to the other party in the manner provided herein. Unless and until such written notice is received, the last address given shall be deemed to continue in effect for all purposes.

4. Successors, Duration. The agreements and restrictions contained herein and the rights granted hereby shall run with the title to the respective Parcels and shall bind and inure to the benefit of the parties hereto and their respective heirs, successors, and assigns. Unless otherwise canceled or terminated, this Declaration and all of the easements, rights and obligations hereof shall be perpetual unless prohibited by applicable law, in which case this Declaration shall remain in effect for the maximum amount of time allowed by law but in no event fewer than one hundred (100) years.

5. Amendment. This Declaration may only be amended, modified or supplemented by a writing signed by each party hereto; provided that CHS may unilaterally amend Exhibits A and B hereto solely to remove any tract or parcel of land from the Benefitted Parcels hereunder, and shall thereafter deliver to NorthWestern such amended Exhibits A and B, which amended Exhibits A and B may be unilaterally recorded by CHS. NorthWestern shall, if requested by CHS, execute and deliver an instrument in recordable form effecting an amendment to Exhibits A and B solely to remove any tract or parcel of land from the Benefitted Parcels.

6. Headings. The headings of the paragraphs contained herein are intended for reference purposes only and shall not be used to interpret the agreements contained herein or the rights granted hereby.

7. Counterparts. This Declaration may be executed in one or more counterparts, including by facsimile or other electronic means, all parties need not be signatories to the same documents, and all counterpart signed documents shall be deemed to be an original and one and the same instrument.

[Signature pages follow.]

IN WITNESS WHEREOF, CHS has executed this Declaration this 6th day of May, 2021.

CHS INC.,
a Minnesota cooperative corporation

By: John TraegerName: John TraegerTitle: Senior Vice President

ATTEST:

Helene Dreyling
Name: Helene Dreyling
Title: Assistant Secretary

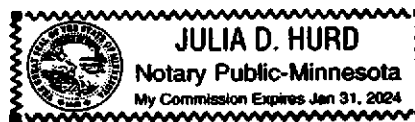
ACKNOWLEDGEMENTS

STATE OF MINNESOTA)
) ss.
COUNTY OF DAKOTA)

This instrument was acknowledged before me this 6th day of May, 2021, by John Traeger, as Senior Vice President of CHS Inc., a Minnesota cooperative corporation, for and on behalf of said Minnesota cooperative corporation.

WITNESS MY HAND and notarial seal subscribed and affixed in said County and State, the day and year in this certificate above written.

By: Julia D Hurd
Notary Public



My Commission Expires: 1/31/2024

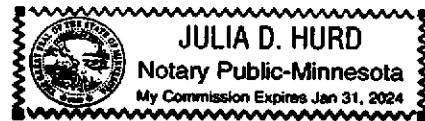
Signature page to Declaration of Covenants and Conditions

STATE OF MINNESOTA)
) ss.
COUNTY OF DAKOTA)

This instrument was acknowledged before me this 6th day of May, 2021, by Helene Dreyling, as Assistant Secretary of CHS Inc., a Minnesota cooperative corporation, for and on behalf of said Minnesota cooperative corporation.

WITNESS MY HAND and notarial seal subscribed and affixed in said County and State, the day and year in this certificate above written.

By: 
Notary Public



My Commission Expires: 1/31/2024

7th IN WITNESS WHEREOF, NorthWestern has executed this Declaration this
day of May, 2021.

NORTHWESTERN CORPORATION,
a Delaware corporation
d/b/a NorthWestern Energy

By: 

Name: Brian B. Bird

Title: President & CEO

ACKNOWLEDGEMENT

STATE OF

South Dakota

)

) SS

COUNTY OF

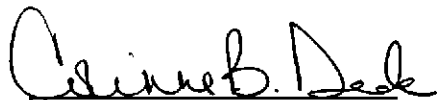
Minnehaha

)

This instrument was acknowledged before me this 7th day of May, 2021, by Brian B. Bird, as President & CEO of NorthWestern Corporation, a Delaware corporation, d/b/a NorthWestern Energy, for and on behalf of said Delaware corporation.

WITNESS MY HAND and notarial seal subscribed and affixed in said County and State, the day and year in this certificate above written.

By:



Notary Public

My Commission Expires: March 16, 2027

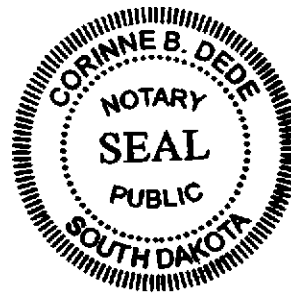


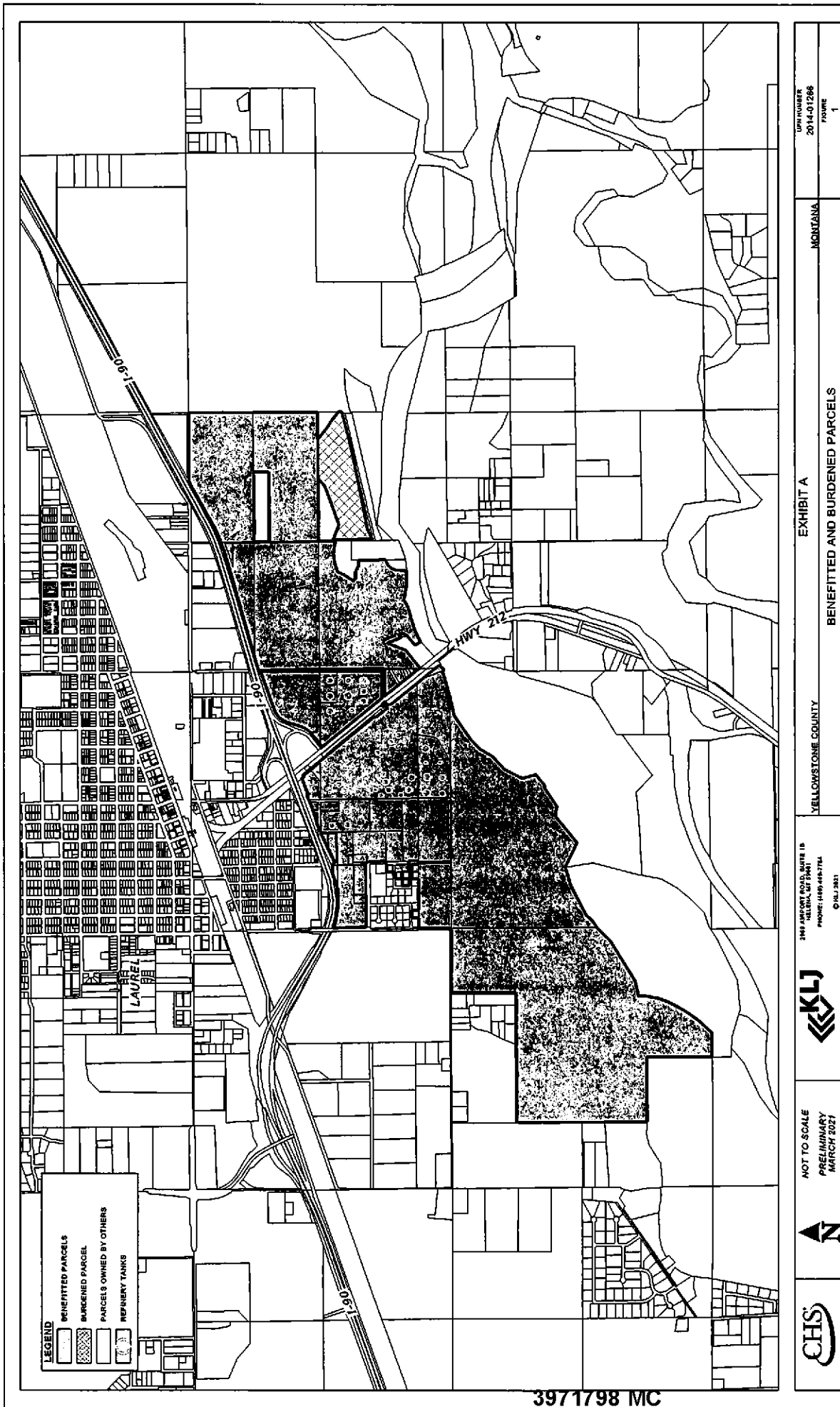
EXHIBIT A

Site Plan Showing the Parcels

See attached.

Exhibit A to Declaration of Covenants and Conditions

EXHIBIT A



3971798 MC

EXHIBIT B

Legal description of the Benefitted Parcels

See attached.

EXHIBIT B

3971798 MC

05/11/2021 09:34 AM Page 10 of 15
eRecorded For Yellowstone County, MT

Parcel ID	Property ID	Owner	County	Legal Description	Property Address	Property C/SZ	Owner Address	Owner City	Owner State	Owner ZipCo
0308211630510000	252077	CHS INC	Yellowstone	S16, T02 S, R24 E, C.O.S. 1254, PARCEL 9 BLK 2, AMD	403 BADGER SQ	LAUREL, MT 59044	PO BOX 909	LAUREL	MT	59044-0909
0308211520101000	252000	CHS INC	Yellowstone	S15, T02 S, R24 E, S2NW (LESS HWY) 78.91 AC	607 BERNHARDT RD	LAUREL, MT 59044	PO BOX 909	LAUREL	MT	59044-0909
0308211630901000	252053	CHS INC	Yellowstone	S16, T02 S, R24 E, C.O.S. 1254, PARCEL 4 BLK 3, AMD	504 BADGER SQ	LAUREL, MT 59044	PO BOX 909	LAUREL	MT	59044-0909
0308211630904000	252089	CHS INC	Yellowstone	S16, T02 S, R24 E, C.O.S. 1254, PARCEL 1 BLK 3, AMD	402 BADGER SQ	LAUREL, MT 59044	PO BOX 909	LAUREL	MT	59044-0909
0308211640705000	227374	CHS INC	Yellowstone	S16, T02 S, R24 E, C.O.S. 1254, PARCEL 36, 2ND AMND	US HIGHWAY 212 S	LAUREL, MT 59044	PO BOX 909	LAUREL	MT	59044-0909
0308211640706000	252090	CHS INC	Yellowstone	S16, T02 S, R24 E, C.O.S. 1254, PARCEL 2 BLK 3, AMD	410 BADGER SQ	LAUREL, MT 59044	PO BOX 909	LAUREL	MT	59044-0909
0308211640707000	227373	CHS INC	Yellowstone	S16, T02 S, R24 E, C.O.S. 244, PARCEL 3A, AMND	1111 US HIGHWAY 212 S	LAUREL, MT 59044	PO BOX 909	LAUREL	MT	59044-0909
0308211640708000	227371	CHS INC	Yellowstone	S16, T02 S, R24 E, C.O.S. 244, PARCEL 1, AMND	1043 US HIGHWAY 212 S	LAUREL, MT 59044	PO BOX 909	LAUREL	MT	59044-0909
0308211630520000	252088	CHS INC	Yellowstone	RUSSELL SUBD, S16, T02 S, R24 E, BLOCK 2, Lot 1 - 3, & FRAC LT 4 & 5 OF HWY	535 BADGER SQ	LAUREL, MT 59044	PO BOX 909	LAUREL	MT	59044-0909
0308211630520000	229499	CHS INC	Yellowstone	S16, T02 S, R24 E, C.O.S. 1254, PARCEL 19 BLK 2, AMD	YELLOWSTONE AVE S	LAUREL, MT 59044	PO BOX 909	LAUREL	MT	59044-0909
0308211630520000	252039	CHS INC	Yellowstone	S16, T02 S, R24 E, C.O.S. 1254, PARCEL 1, AMND	US HIGHWAY 212 S	LAUREL, MT 59044	PO BOX 909	LAUREL	MT	59044-0909
0308211630520000	252027	CHS INC	Yellowstone	RUSSELL SUBD, S16, T02 S, R24 E, BLOCK 1, Lot 1 - 12	US HIGHWAY 212 S	LAUREL, MT 59044	PO BOX 909	LAUREL	MT	59044-0909
0308211640505000	252032	CHS INC	Yellowstone	S16, T02 S, R24 E, C.O.S. 1254, PARCEL 1, AMND	CHS US HIGHWAY 212 S	LAUREL, MT 59044	PO BOX 909	LAUREL	MT	59044-0909
0308211640505000	251998	CHS INC	Yellowstone	S16, T02 S, R24 E, C.O.S. 969, 3.59 ACRES	CHS US HIGHWAY 212 S	LAUREL, MT 59044	PO BOX 909	LAUREL	MT	59044-0909
0308211630101000	252017	CHS INC	Yellowstone	S16, T02 S, R24 E, C.O.S. 994, PARCEL 1, & TR 2	YELLOWSTONE AVE S	LAUREL, MT 59044	PO BOX 909	LAUREL	MT	59044-0909
0308211630101000	252036	CHS INC	Yellowstone	S16, T02 S, R24 E, C.O.S. 1604, PARCEL 1, AMND	YELLOWSTONE AVE S	LAUREL, MT 59044	PO BOX 909	LAUREL	MT	59044-0909
0308211630101000	252045	CHS INC	Yellowstone	S16, T02 S, R24 E, C.O.S. 952, PARCEL 2	US HIGHWAY 212 S	LAUREL, MT 59044	PO BOX 909	LAUREL	MT	59044-0909
0308211640901000	252034	CHS INC	Yellowstone	S16, T02 S, R24 E, C.O.S. 3225, PARCEL A, FRAC SE(LESS .04 AC HWY) & TR A COS 3225, 102.217	803 US HIGHWAY 212 S	LAUREL, MT 59044	PO BOX 909	LAUREL	MT	59044-0909
0308211640901000	252029	CHS INC	Yellowstone	S20, T02 S, R24 E, SENW NESW E2NE SWNE & LOTS 1 TO 3 293.78 ACRES	1843 STRECK LN	LAUREL, MT 59044	PO BOX 909	LAUREL	MT	59044-0909
0308211630101000	252170	CHS INC	Yellowstone	S16, T02 S, R24 E, C.O.S. 1254, PARCEL 1, AMND	5 8TH AVE	LAUREL, MT 59044	PO BOX 909	LAUREL	MT	59044-0909
0308211630101000	252032	CHS INC	Yellowstone	S16, T02 S, R24 E, C.O.S. 1254, PARCEL 1, AMND	605 S 9TH ST	LAUREL, MT 59044	PO BOX 909	LAUREL	MT	59044-0909
0308211640402000	252030	CHS INC	Yellowstone	S16, T02 S, R24 E, C.O.S. 804	1303 NUTTING RD	LAUREL, MT 59044	PO BOX 909	LAUREL	MT	59044-0909
0308211640708000	227372	CHS INC	Yellowstone	S16, T02 S, R24 E, C.O.S. 244, PARCEL 2	US HIGHWAY 212 S	LAUREL, MT 59044	PO BOX 909	LAUREL	MT	59044-0909
0308211630101000	252034	CHS INC	Yellowstone	S15, T02 S, R24 E, C.O.S. 993, PARCEL 1	CHS US HIGHWAY 212 S	LAUREL, MT 59044	PO BOX 909	LAUREL	MT	59044-0909
0308211630101000	252035	CHS INC	Yellowstone	S16, T02 S, R24 E, C.O.S. 993, PARCEL 1	CHS US HIGHWAY 212 S	LAUREL, MT 59044	PO BOX 909	LAUREL	MT	59044-0909
0308211640702000	227378	CHS INC	Yellowstone	S16, T02 S, R24 E, C.O.S. 1876, PARCEL 1, NW/4	830 YELLOWSTONE AVE S	LAUREL, MT 59044	PO BOX 909	LAUREL	MT	59044-0909
0308211640702000	227378	CHS INC	Yellowstone	S16, T02 S, R24 E, C.O.S. 244, PARCEL 6	US HIGHWAY 212 S	LAUREL, MT 59044	PO BOX 909	LAUREL	MT	59044-0909
0308211640702000	251999	CHS INC	Yellowstone	S15, T02 S, R24 E, C.O.S. 1147, PARCEL 1, AMND	CHS US HIGHWAY 212 S	LAUREL, MT 59044	PO BOX 909	LAUREL	MT	59044-0909
0308211630101000	263125	CHS INC	Yellowstone	S16, T02 S, R24 E, C.O.S. 188	5 6TH ST	LAUREL, MT 59044	PO BOX 909	LAUREL	MT	59044-0909
0308211620601000	229502	CHS INC	Yellowstone	RUSSELL SUBD, S16, T02 S, R24 E, BLOCK 3, FRAC OF BLK 3 RUSSEL SUB S OF L90, 450 AC (98)	1017 YELLOWSTONE AVE S	LAUREL, MT 59044	PO BOX 909	LAUREL	MT	59044-0909
0308211630101000	252043	CHS INC	Yellowstone	S16, T02 S, R24 E, C.O.S. 999, 1.01 ACRES	5 9TH ST	LAUREL, MT 59044	PO BOX 909	LAUREL	MT	59044-0909
0308211630101000	252051	CHS INC	Yellowstone	S16, T02 S, R24 E, C.O.S. 1222, PARCEL A1, AMD TR 1	801 YELLOWSTONE AVE S	LAUREL, MT 59044	PO BOX 909	LAUREL	MT	59044-0909
0308211630101000	252040	CHS INC	Yellowstone	S16, T02 S, R24 E, C.O.S. 430	CHS US HIGHWAY 212 S	LAUREL, MT 59044	PO BOX 909	LAUREL	MT	59044-0909
0308211630101000	251997	CHS INC	Yellowstone	S15, T02 S, R24 E, S2NE E2C 142X305.09' ALONG N LINE	CHS US HIGHWAY 212 S	LAUREL, MT 59044	PO BOX 909	LAUREL	MT	59044-0909
0308211630101000	252018	CHS INC	Yellowstone	S16, T02 S, R24 E, C.O.S. 999, 1.01 ACRES	951 YELLOWSTONE AVE	LAUREL, MT 59044	PO BOX 909	LAUREL	MT	59044-0909
0308211630101000	252041	CHS INC	Yellowstone	S16, T02 S, R24 E, C.O.S. 1856, PARCEL A, SW4	833 YELLOWSTONE AVE	LAUREL, MT 59044	PO BOX 909	LAUREL	MT	59044-0909
0308211630101000	252042	CHS INC	Yellowstone	S16, T02 S, R24 E, C.O.S. 1856, PARCEL B, SW4	1127 US HIGHWAY 212 S	LAUREL, MT 59044	PO BOX 909	LAUREL	MT	59044-0909
0308211640703000	227376	CHS INC	Yellowstone	S16, T02 S, R24 E, C.O.S. 244, PARCEL 4, & 3C 2ND AMND, 11035 SQ. FT. (05)	527 BADGER SQ	LAUREL, MT 59044	PO BOX 909	LAUREL	MT	59044-0909
0308211640704000	227375	CHS INC	Yellowstone	S16, T02 S, R24 E, C.O.S. 1254, PARCEL 1, SE/4	1123 US HIGHWAY 212 S	LAUREL, MT 59044	PO BOX 909	LAUREL	MT	59044-0909
0308211640704000	252172	CHS INC	Yellowstone	S16, T02 S, R24 E, C.O.S. 1852 AC	1908 NUTTING RD	LAUREL, MT 59044	PO BOX 909	LAUREL	MT	59044-0909
0308211630520000	252087	CHS INC	Yellowstone	S16, T02 S, R24 E, C.O.S. 2087, PARCEL 1, SE/4	YELLOWSTONE AVE S	LAUREL, MT 59044	PO BOX 909	LAUREL	MT	59044-0909
0308211630520000	252038	CHS INC	Yellowstone	S16, T02 S, R24 E, C.O.S. 2087, PARCEL 1, SE/4	YELLOWSTONE AVE S	LAUREL, MT 59044	PO BOX 909	LAUREL	MT	59044-0909
0308211630901000	252095	CHS INC	Yellowstone	S16, T02 S, R24 E, C.O.S. 1254, PARCEL 4 BLK 3, AMD	1104 YELLOWSTONE AVE S	LAUREL, MT 59044	PO BOX 909	LAUREL	MT	59044-0909
0308211630901000	229520	CHS INC	Yellowstone	SHEETS SUBD, S16, T02 S, R24 E, BLOCK 3, Lot 1 - 3, (LESS HWY) LT 9-16 (LESS HWY)	YELLOWSTONE AVE S	LAUREL, MT 59044	PO BOX 909	LAUREL	MT	59044-0909
0308211630702000	252006	CHS INC	Yellowstone	S15, T02 S, R24 E, NW/4, FRAC LITS 3 & 4 (LESS 2.5 AC CITY OF LAUREL & COS 1998) 94.51 AC	627 BERNHARDT RD	LAUREL, MT 59044	PO BOX 909	LAUREL	MT	59044-0909
0308211630520000	252033	CHS INC	Yellowstone	S16, T02 S, R24 E, C.O.S. 952, PARCEL 1	5 8TH AVE	LAUREL, MT 59044	PO BOX 909	LAUREL	MT	59044-0909
0308211630520000	252069	CHS INC	Yellowstone	S16, T02 S, R24 E, C.O.S. 1254, PARCEL 2 BLK 2, AMD	1118 BOBCAT DR	LAUREL, MT 59044	PO BOX 909	LAUREL	MT	59044-0909
0308211640401000	252031	CHS INC	Yellowstone	S16, T02 S, R24 E, C.O.S. 1254, PARCEL 2 BLK 2, AMD	1118 BOBCAT DR	LAUREL, MT 59044	PO BOX 909	LAUREL	MT	59044-0909
0308211640401000	252031	CHS INC	Yellowstone	S16, T02 S, R24 E, C.O.S. 244, PARCEL 7	1205 US HIGHWAY 310	LAUREL, MT 59044	PO BOX 909	LAUREL	MT	59044-0909

EXHIBIT C

Legal description of the Burdened Parcel

See attached.

Exhibit C to Declaration of Covenants and Conditions

Exhibit C

That part of the Southeast quarter of Section 15, Township 2 South, Range 24 East, of the Principal Montana Meridian, described as Tract 2, of Certificate of Survey No. 1677 on file in the office of the Clerk and Recorder of Yellowstone County, Montana, under Document No. 1056543.

16398463_v3

EXHIBIT D

Plant Layout

See attached.

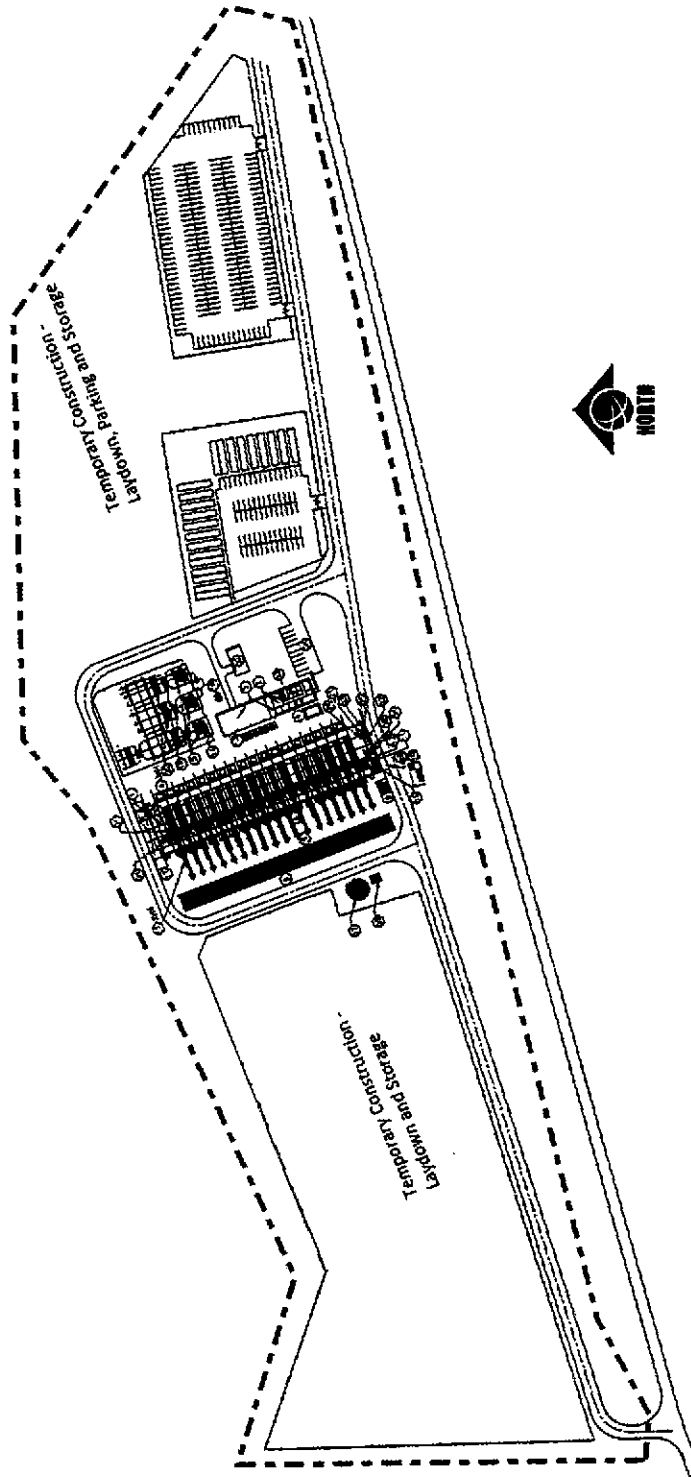
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Exhibit D to Declaration of Covenants and Conditions

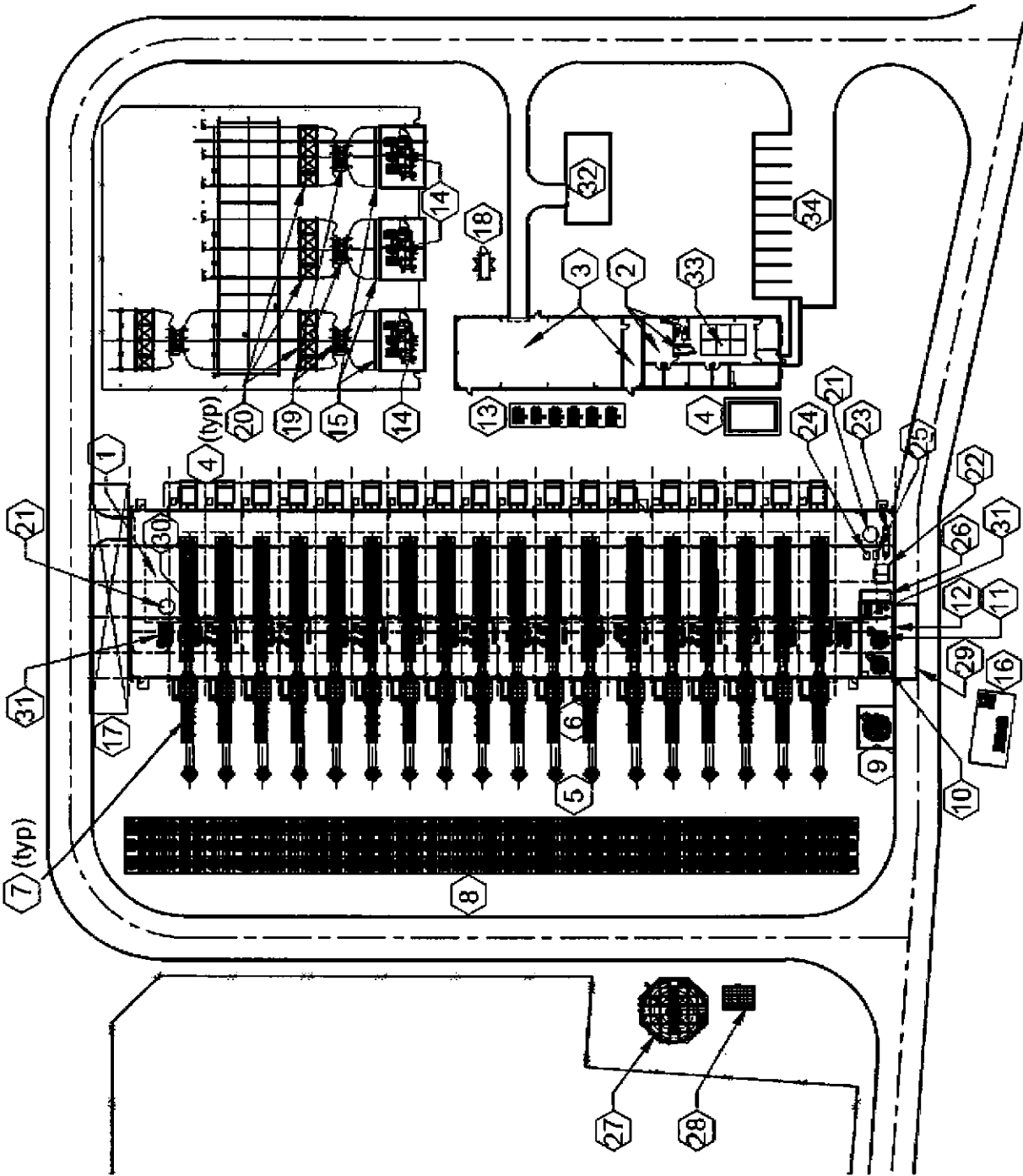
Exhibit D – Page 1 of 2

Note: Plant layout and property boundary are shown in approximate locations. Plant layout will be added to the property survey at a later date and an updated drawing will be provided.

--- Approximate Property Boundary



SITE KEY	
1	ENGINE HALL
2	CONTROL RM, TOILET RM AND JANITORS CLOSET
3	ELECTRICAL & BATTERY ROOM
4	HVAC UNITS
5	SILENCERS - STACKS
6	SELECTIVE CATALYTIC REDUCER
7	CHARGE AIR FILTERS
8	RADIATORS
9	AMMONIA TANK W/ CONTAINMENT
10	NEW LUBE OIL TANK
11	USED LUBE OIL TANK
12	TANK CONTAINMENT
13	STATION TRANSFORMER
14	GSU TRANSFORMER
15	DEADEND STRUCTURE
16	FUEL GAS COALESCE & DRYPOINT HEATER
17	HEAVY HAUL ROAD
18	AUX GENERATOR
19	CIRCUIT BREAKER
20	DISCONNECT SWITCH
21	STARTING AIR RECEIVER
22	STARTING AIR COMPRESSOR
23	INSTRUMENT AIR RECEIVER
24	INSTRUMENT AIR COMPRESSOR
25	INSTRUMENT AIR DRYER
26	CHEMICAL TOTE STORAGE AREA
27	FIRE WATER TANK
28	FIRE PUMPHOUSE
29	UNLOADING STATION
30	FUEL GAS PRESSURE REGULATOR
31	MAINTENANCE WATER TANK
32	WAREHOUSE
33	ADMINISTRATION AREA
34	10 PARKING SPACES



17.20.010 - List of uses.



Table 17.20.010 designates the special review (SR) and allowed (A) uses as governed by commercial — industrial use regulations.

	AG	RP	NC	CBD	CC	HC	LI	HI	P
Accessory buildings or uses incidental and customary to a permitted residential use and located on the same parcel as the permitted residential use	A	A	A	A	A	A	A	A	A
Airports	A								A
Alcoholic beverages manufacturing and bottling (except below):							A	A	
1,500 to 5,000 31-gallon barrels per year				SR	SR	SR	A	A	
Less than 1,500 gallon barrels per year				A	A	A	A	A	
Ambulance service			A	A	A	A	A	A	
Antique store				A	A	A	A		
Appliance - (household) sales and service			A	A	A	A	A		
Assembly halls and stadium					SR	SR	SR		SR
Assembly of machines and appliances from previously prepared parts					SR	SR	SR		SR
Auction house, excluding livestock				SR	SR	A	A	A	
Auction, livestock	SR								
Automobile sales (new and used)				A	A	A	A		
Automobile - commercial parking enterprise				A	A	A	A	A	
Automobile and truck repair garage				A	A	A	A	A	
Automobile service station			A	A	A	A	A	A	
Automobile wrecking yard								SR	
Bakery products manufacturing					SR	A	A	A	
Bakery shops and confectioneries			A	A	A	A	A		
Banks, savings and loan, commercial credit unions			A	A	A	A	A		
Barber and beauty shops			A	A	A	A	A		
Bed and breakfast inns	A		A		A	A			
Bicycle sales and repair			A	A	A	A	A		
Blueprinting and photostating			A	A	A	A	A		
Boarding and lodging houses	A		A		A	A			
Boat building and repair						A	A	A	
Boat sales new and used					A	A	A	A	
Boiler works (manufacturing servicing)								A	
Boiler works (repair and servicing)							A	A	
Book and stationery store			A	A	A	A	A		
Bottling works							A	A	
Bowling alleys				A	A	A	A		
Brick, tile or terra cotta manufacture								A	
Bus passenger terminal buildings local and cross country				A	A	A	A		
Bus repair and storage terminals						A	A	A	
Camera supply stores			A	A	A	A	A		
Camps, public					SR	A			A
Car washing and waxing					A	A	A		
Car wash - coin operated			A	A	A	A	A		
Cement, lime and plastic manufacture								A	
Ceramics shop		SR	A	A	A	A	A		
Chemical and allied products manufacture								A	
Child care facilities	A		A		A	A			
Churches and other places of worship including parish houses and Sunday school building	A	SR	A	A	A	A	A	A	
Clinic, animal	A		A	A	A	A	A		
Clinics, medical and dental		SR	A	A	A	A	A		
Clothing and apparel stores			A	A	A	A	A		
Coal or coke yard								A	
Cold storage					A	A	A		
Colleges or universities			A	A	A	A			A
Commercial recreation areas			SR	A	A				A

17.20.010 - List of uses.



Table 17.20.010 designates the special review (SR) and allowed (A) uses as governed by commercial — industrial use regulations.

	AG	RP	NC	CBD	CC	HC	LI	HI	P
Commercial food products, storage and packaging						SR	A	A	
Communication towers (commercial)	A	A	A	A	A	A	A	A	SR
Concrete mixing plants and manufacturing of concrete products							A	A	
Construction contractors:									
Office			A	A	A	A	A	A	
Open storage of construction materials or equipment						SR	A	A	
Community residential facilities:									
Adult foster family care home	A		A		A	A			
Community group home	A		A		A	A			
Halfway house	A		A		A	A			
Youth foster home	A		A		A	A			
Youth group home	A		A		A	A			
Nursing, homes, convalescent homes, orphanages, and charitable institutions	A		A		A	A			
Crematorium						SR	A	A	SR
Creameries, dairy products manufacturing							A	A	
Creosote manufacturing or treatment plants								A	
Department stores				A	A	A	A		
Drug stores			A	A	A	A	A		
Dry kiln								A	
Dwellings: single-family Manufactured home	A	A	A	A	A				
Class A, Class B, Class C									
two family			A	A	A				
multiple family			A	A	A				
row housing			SR	SR	SR				
Eating and drinking establishments:									
Cocktail lounge, restaurants, bars and taverns				SR	SR	SR	SR		
Restaurants (without the sale of alcoholic beverages)				A	A	A	A		
Drive-in restaurants					SR	SR	SR		
Extractive industries - excavations of sand and gravel		SR					SR		
Farm implements, sales and service						A	A	A	
Fat rendering or production of fats and oils								SR	
Feedlots – livestock	A							SR	
Feed and seed processing and cleaning for retail purposes									
Feed and seed - farm and garden retail sales					A	A	A		
Fertilizer manufacturing								SR	
Fertilizer wholesale sales						SR	SR	A	
Fertilizer - retail sales					A	A	A		
Florist, wholesale sales	SR				A	A	A		
Florist, retail sales			A	A	A	A	A		
Flour mills							SR	SR	
Food products manufacturing, storage and processing						SR	SR	A	
Food stores (retail only)				A	A	A	A		
Food stores (retail only) - 3000 sq. ft.			A	A	A	A	A		
Foundry								A	
Frozen food lockers					A	A	A		
Fuel oil, gasoline and petroleum products bulk storage or sale						A	A	A	
Furnace repair and cleaning					A	A	A	A	
Furniture and home furnishings, retail sales			A	A	A	A	A		
Furriers, retail sales and storage			A	A	A	A	A		
Gambling establishments				A	A	A	A		
Garbage, offal and animal reduction or processing							SR		
Garbage and waste incineration								SR	
Gas storage								SR	

17.20.010 - List of uses.



Table 17.20.010 designates the special review (SR) and allowed (A) uses as governed by commercial — industrial use regulations.

	AG	RP	NC	CBD	CC	HC	LI	HI	P
Gases or liquified petroleum gases in approved portable metal containers for storage or sale						A	A	A	
Grain elevators	A					SR	SR	A	
Greenhouses	A				A	A	A	A	
Hardware, appliance and electrical supplies, retail sales				A	A	A	A		
Hatcheries	A						SR	SR	
Heliports				SR		SR	SR	SR	SR
Hobby and toy stores			A	A	A	A	A		
Hospitals (for the care of human patients)			A	A	A	A		A	
Hospital, animal		A		SR	SR	A	A	A	
Hotels				A	A	A			
Industrial chemical manufacture except highly corrosive, flammable or toxic materials								SR	
Irrigation equipment sales and service					A	A	A	A	
Jails and penal institutes									A
Janitor service				A	A	A	A		
Jewelry and watch sales			A	A	A	A	A		
Kennels – commercial	A				SR	A	A		
Laboratories for research and testing						SR	A	A	
Landfills - reclamation or sanitary									A
Laundries, steam and dry-cleaning plants							A	A	
Laundries, steam pressing, dry-cleaning and dyeing establishments in conjunction with a retail service counter under 2500 sq. ft. in size			A	A	A	A	A		
Laundries, pick up stations			A	A	A	A	A		
Laundries, self-service coin operated			A	A	A	A	A		
Libraries, museums, and art galleries			A	A	A	A	A		A
Lock and gunsmiths			A	A	A	A	A		
Lodges, clubs, fraternal and social organizations provided that any such club establishment shall not be conducted primarily for gain				A	A	A			
Lumber yards, building materials, storage and sales						A	A	A	
Machine shops						SR	A	A	
Manufacturing - light manufacturing not otherwise mentioned in which no excessive fumes, odors, smoke, noise or dust is created						SR	A	A	
Heavy manufacturing not otherwise mentioned or blending or mixing plants						SR	SR		
Meat processing - excluding slaughter plants						SR	A		
Meat processing, packing and slaughter								SR	
Medical marijuana cultivation facility or cultivation facility							A	A	
Medical marijuana dispensary or dispensary							A		
Metal fabrication						SR	SR	A	
Motorcycle sales and repair				A	A	A	A		
Mortuary			A	A	A	A	A		
Motels and motor courts				A	A	A			
Music stores			A	A	A	A	A		
Office building, professional government and private office buildings in which no activity is carried on catering to retail trade and no stock of goods is maintained for sale	SR	SR	A	A	A	A	A	A	SR
Office equipment, supplies and service			A	A	A	A	A		
Optician and optical supplies and sales			A	A	A	A	A		
Oxygen manufacturing and/or storage								A	
Paint and body shops				A	A	A	A	A	
Paint and retail sales			A	A	A	A	A		
Parking, public		SR	A	A	A	A	A	A	A

17.20.010 - List of uses.



Table 17.20.010 designates the special review (SR) and allowed (A) uses as governed by commercial — industrial use regulations.

	AG	RP	NC	CBD	CC	HC	LI	HI	P
Parks, playgrounds, playfields and golf courses, community center buildings - operated by public agency, neighborhood or homeowner's association	A	SR							A
Pawn shops				A	A	A	A		
Pet shops			A	A	A	A	A		
Photographic studios		SR	A	A	A	A	A		
Planing or saw mills								A	
Post-secondary school	A	A	A	A	A	A			A
Prefabricated building materials assembly and manufactures						SR	A	A	
Preschool	A	SR	SR	SR					
Printing, publishing, reproduction and lithography				A	A	A	A	A	
Processing of previously slaughtered meats, including cutting, wrapping, and freezing by freezer and locker provisioners					A	A	A	A	
Public utilities service installations	SR	SR	SR	A	A	A	A	A	SR
Public utilities storage yard						A	A	A	SR
Radio and TV broadcasting stations				A	A	A	A	A	
Radio and TV tower						A	A	A	SR
Railroad yard							A	A	
Real estate office			A	A	A	A	A		
Rental service store and yard					A	A	A		
Repair and servicing of industrial equipment and machinery						A	A	A	
School, commercial			A	A	A	A			A
Scrap yards - storage and processing								A	
Secondhand stores and/or antique store				A	A	A	A		
Sheet metal shops and processing							A	A	
Shoe repair				A	A	A	A	A	
Sign manufacturing, painting and maintenance						A	A	A	
Sign									
Billboards	SR					SR	SR	SR	
On premises	A	SR	A	A	A	A	A	A	
Off premises	SR			SR	SR	SR	SR	SR	
Slaughterhouse	SR							SR	
Sporting goods sales				A	A	A	A		
Storage, compartmentalized storage for commercial rent							SR	SR	
Storage and warehouse and yards							SR	A	
Stone cutting, monuments manufacturing and sales							SR	A	
Sugar and sugar beet refining								SR	
Swimming pools or beaches, public									A
Taxi stands				A	A	A	A		
Theaters, cinema, opera houses				A	A	A			
Drive-in theaters						SR			
Tire recapping and retreading						A	A	A	
Trailer and recreational vehicle sales area					A	A	A		
Travel trailer park (transient)						SR			
Truck terminals, repair shops, hauling and storage yards						A	A	A	
Water and sewage treatment plant	A								A
Wholesale and jobbing establishments						SR	A	A	
Woodworking shops, millwork						SR	A	A	
Zoo, arboretum	SR								A

(Ord. No. O09-01, 3-17-09; Ord. No. O09-07, 7-7-09; Ord. No. O11-01, 2-15-2011; Ord. No. O-14-03, 8-5-2014)

Chapter 17.72 - AMENDMENTS

Sections:

17.72.010 - Purpose of provisions.

Whenever the public necessity, convenience, general welfare, or good zoning practice requires, the city council may amend, supplement, or change the regulations in this title, or the zoning boundaries or classification of property on the zoning map, as set forth in this chapter.

(Prior code § 17.84.010)

17.72.020 - Amendment procedure.

Amendments to the text of the title and/or changes in the zoning boundaries or classification of properties shown on the zoning map may be initiated by the city council on their own motion, or upon recommendation of the planning board but no amendment shall become effective unless it shall have been submitted to the zoning commission for review and recommendation. Before enacting an amendment to this title, the city council shall give public notice and hold a public hearing thereon.

(Ord. 96-5 (part), 1996; prior code § 17.84.020 (part))

17.72.025 - Amendment by private property owner.

Amendments to the zoning boundaries or classification of property shown on the zoning map may be initiated by property owners of the land proposed to be rezoned, by the filing with the zoning commission secretary of a zoning change application, which application shall be provided by the zoning commission secretary, and accompanied by all other materials and data required in the application.

(Ord. 01-4 (part), 2001; Ord 96-5 (part), 1996; prior code § 17.84.020 (part))

17.72.030 - Preapplication conference required.

Persons or parties interested in submitting an application for a zoning change shall consult with the planning director and the building inspector, at a joint meeting, if possible, concerning a proposed zoning change, its relation to and effect upon the comprehensive plan, any applicable specific plans or any plans being prepared by the planning department, and whether the proposed change is in conformance with public necessity, convenience, general welfare and good zoning practice.

(Prior code § 17.84.030)

17.72.040 - Application requirements.

- A. Unless initiated by the city council or planning board, all applications for official map amendments must be submitted by the owner of such property, the contract purchaser, or the authorized agent of the owner. An application for an amendment affecting the same property shall not be submitted more often than once every twelve months. The zoning change application shall contain the following information:
1. Name of applicant;
 2. Mailing address;
 3. Telephone number;

4. Accurate legal description of location;
 5. Nature of zoning change requested;
 6. Description of present land uses;
 7. Description of adjacent land uses;
 8. Statement of intended land use;
 9. Statement concerning any expected effect upon the adjacent neighborhood;
 10. Date of preapplication conference;
 11. Names and addresses of adjacent property owners, within three hundred feet;
 12. Signature of applicant;
 13. Payment of all applicable fees.
- B. An application for amendment to the official map shall be made on or before five p.m. of the first day of the month preceding the date of the public hearing before the zoning commission. When the date of submittal falls on a weekend or holiday, the submittal shall be on the following day before five p.m.
- C. An application for a zone change may not be withdrawn or amended after the legal advertising, as required by this section, has appeared for final public hearing before the city council. An applicant may be allowed to withdraw at the time of the zoning commission hearing by a majority vote of the members present without requiring council approval of the withdrawal and without prejudice with respect to the twelve month waiting period providing, however, that no application be allowed to be withdrawn more than once within the twelve month period after application shall have first been submitted.

(Prior code § 17.84.040)

17.72.050 - Planning department evaluation responsibility.

The planning director, upon receiving an application for rezoning of an area or a particular place of property shall do the following:

- A. Consult with other departments of the city or county to fully evaluate the impact of any zoning change upon public facilities and services including, but not limited to schools, drainage, traffic and related facilities;
- B. Study each application with reference to its appropriateness and effect on existing and proposed land use, and references to the comprehensive plan;
- C. In the case of a protest petition filed in the matter of any application for rezoning determine the validity of such petition;
- D. Advertise twice in a newspaper of general circulation in the jurisdictional area of the Laurel-Yellowstone city-county planning board at least fifteen days in advance of the time and place of the public hearing;
- E. Notify, by mail, the applicant or his authorized agent five days prior to the date of the public hearing of the time and place of such hearing;
- F. Notify, by mail, all property owners within three hundred feet of the exterior boundaries of the property subject to the rezoning; of the time, date, place of the public hearing and the existing and proposed classification. Further, he may notify property owners within a radius of more than three hundred feet if he determines that the proposed use of the property would have substantial environmental impact on surrounding land uses;
- G. The planning director shall report his findings and conclusions in writing to the zoning commission, which report shall be a matter of public record.

(Ord. 01-4 (part), 2001; prior code § 17.84.050)

17.72.060 - Zoning commission action.

- A. The zoning commission shall review and take action upon each application in accordance with the provisions of this chapter, and after a public hearing at which the application shall be presented to the zoning commission by the planning director together with his findings and conclusions on the matter. A report of the commission's recommendation and the planning director's findings and conclusions shall be submitted to the city council.
- B. The zoning commission shall make a recommendation to the city council to:
 - 1. Deny the application for amendment to the official map;
 - 2. Grant action on the application for a period not to exceed thirty days;
 - 3. Delay action on the application for a period not to exceed thirty days;
 - 4. Give reasons for the recommendation.
- C. The zoning commission shall adopt such rules and regulations for the conduct of public hearings and meetings, which shall be published and available to the public, as well as conflict of interest rules, to ensure that no member is entitled to vote on a matter in which he has an interest directly or indirectly.

(Prior code § 17.84.060)

17.72.070 - Public hearing—Notice required.

- A. Before taking action on an application for an amendment to the official map, and after presentation of the zoning commission's recommendation, the city council shall hold a public hearing on the application.
- B. The recommendations of the zoning commission shall be published twice in a newspaper of general circulation in the jurisdictional area of the Laurel-Yellowstone city-county planning board, and not less than fifteen days after the first publication of such notice, a final hearing shall be held at the next regular meeting of the city council.
- C. When such proposed amendment has been denied by the city council neither it nor one involving the same tract(s) shall be offered for adoption within one year after such denial.
- D. In case, however, of a valid protest petition against such change signed by the owners of twenty per centum or more either of the lot included in such proposed change, or of those immediately adjacent in the rear of extending one hundred fifty feet therefrom or of those adjacent on either side thereof within the same block, or of those directly opposite thereof extending one hundred fifty feet from the street frontage of such opposite lots, such amendment shall not become effective except by the favorable vote of three-fourths of all the members of the city council.

(Ord. 01-4 (part), 2001; prior code § 17.84.070)

File Attachments for Item:

4. Public Hearing: 810 W. 7th Street Annexation and Zone Change



LAUREL CITY-COUNTY PLANNING DEPARTMENT

STAFF REPORT

TO: Laurel City-County Planning Board and Zoning Commission
FROM: Nicholas Altonaga, Planning Director
RE: Annexation and Zoning Request for 810 W 7th Street
DATE: September 11, 2021

DESCRIPTION OF REQUEST

Scott and Amy Slothower submitted a request on August 9, 2021 for Annexation and Zoning for their property located at 810 W 7th Avenue. The Slothower family has sought to annex 810 W 7th Street due to the failure of the septic system on the property and the lack of options for fixing or repairing it.

Scott and Amy Slothower were granted permission by the Laurel City Council on July 14, 2020 to submit an application for annexation as per the Laurel Annexation Policy. Approval of the annexation and zoning petition would expand the Laurel city limits to include the property at 810 W 7th Street, zone the parcel as enable the property in question to connect to city services, and would

Owner: Scott & Amy Slothower
Legal Description: INGRAHAM SUBD (LAUREL), S08, T02 S, R24 E, BLOCK 1, Lot 36 -
Address: 810 W 7th Street Laurel, MT
Parcel Size: 7,800sqft
Existing Zoning: Residential Tracts
Existing Land Use: Single Family Residential
Proposed Zoning: Residential 6000 (R-6000)
Proposed Land Use: Single Family Residential

BACKGROUND AND PROCEDURAL HISTORY

- June 22, 2020 – Slothower Family submit letter to petition City Council for permission to submit an annexation and zoning application.
- August 9, 2021 – The Application for Annexation and Zoning was submitted to the Laurel Planning Department.

- September 1, 2021 – Planning Director provided clarification on the legal documents (AA and Waiver of Right to Protest) submitted with the Annexation application.

STAFF FINDINGS

1. The applicant has submitted an application for the annexation and zoning of the property at 810 W 7th Street.
2. The applicant has submitted this application due to the inadequate septic system on the property that is unable to be repaired or improved.
3. The applicant seeks to connect the property into the city water and sewer system.
4. 810 W. 7th Street is immediately adjacent to the Laurel municipal city limits.
5. The applicant is requesting the zoning to be changed to Residential 6000
6. The immediately adjacent parcels to the east are zoned Residential 6000
7. The current use of the property as a single-family residence is allowable within the proposed R6000 district.
8. As per the criteria within the Annexation Policy:
 - a. The property is located within an area identified by the city for future expansion
 - b. There are existing water and sewer lines immediately to the east of the property
 - c. The property will meet the standard of the adjacent parcels within the municipal city limits.
 - d. The property owners have executed a Waiver of Right to Protest
 - e. The property will be zoned as R6000, to match the adjacent zoning of parcels to the east and south.
 - f. The land use (single-family residential) conforms with the goals of the Laurel Growth Policy (2020)

RECOMMENDATIONS

The Planning Director recommends the Planning Board to approve the annexation and zoning request for the property at 810 W. 7th Street with the following conditions.

1. The Property shall connect to the municipal water and wastewater utility system.
2. The Property shall be zoned as Residential 6000 (R-6000)
3. The Annexation Agreement shall be updated as per the comments made by the Laurel Planning Department prior to filing with the Yellowstone County Clerk & Recorder.
4. The Waiver of Right to Protest shall be updated as per the comments made by the Laurel Planning Department prior to filing with the Yellowstone County Clerk & Recorder.
5. The Annexation Agreement, Waiver of Right to Protest, and City Council Resolution shall be filed with the Yellowstone County Clerk & Recorder within 90 days of annexation approval.
6. The proposed connections to the municipal water system shall be approved by the Laurel Department of Public Works.

7. Any and all public improvements and infrastructure connections shall be completed within one (1) calendar year from the date of the annexation approval.

ATTACHMENTS

1. Annexation Application Form
2. Satellite view with parcel lines
3. Survey plat with parcel highlighted
4. Estimate for work regarding Water and Sewer extension.
5. Annexation Agreement
6. Waiver of Right to Protest (Signed)
7. Initial Annexation Permission Letter dated June 22, 2020.
8. Resolution R20-38 – Approval of request to file a petition to annex property.
9. Annexation Policy (2008)

CITY OF LAUREL, MONTANA

REQUEST FOR ANNEXATION

AND PLAN OF ANNEXATION

Applicant is required to meet with the City Planner prior to filling out this application. All blanks of this application are to be filled in with explanation by the applicant. Incomplete applications will not be accepted.

1. Only parcels of land adjacent to the City of Laurel municipal limits will be considered for annexation. "Adjacent to" also includes being across a public right of way. If the parcel to be annexed is smaller than one city block in size (2.06 acres), the city council must approve consideration of the request; the applicant must make a separate written request to the city council stating their wish to annex a parcel of land less than one city block in. Once the council approves the request, the applicant can apply for annexation.
2. Applicant landowner's name: Scott & Amy Slothower
Address: 810 West 7th Street, Laurel, MT 59044
Phone: 406-694-3055 / 406-696-6401
3. Parcel to be annexed: (If it is not surveyed or of public record, it must be of public record PRIOR to applying for annexation.)
Legal description: Ingraham Subd (Laurel), S08, T02 S, R24 E, Block 1, Lot 36-37
Lot size: .7,840 sqft
Present use: Private residence
Planned use: Private residence
Present zoning: _____
(Land which is being annexed automatically becomes zoned R-7500 when it is officially annexed [City ordinance 17.12.220])
4. City services: The extension of needed city services shall be at the cost of the applicant after annexation by the city has been approved. As part of the application process, each of the following city services must be addressed with an explanation:

Water Service:

Location of existing main: See attached quote from Cotter's Sewer Inc.
Cost of extension of approved service: See attached quote from Cotter's Sewer Inc.
How cost determined: See attached quote from Cotter's Sewer Inc.
Timeframe for installation: Upon annexation approval

Sewer Service:

Location of existing main: See attached quote from Cotter's Sewer Inc.
Cost of extension of approved service: See attached quote from Cotter's Sewer Inc.
How cost determined: See attached quote from Cotter's Sewer Inc.

Timeframe for installation: Upon annexation approval

How financed: Sale of residence, buyer to pick up portion of cost, city to contribute??

Streets:

Is there any adjoining County ROW to the proposed annexation: _____

Location of existing paved access: _____

Cost of paving: _____

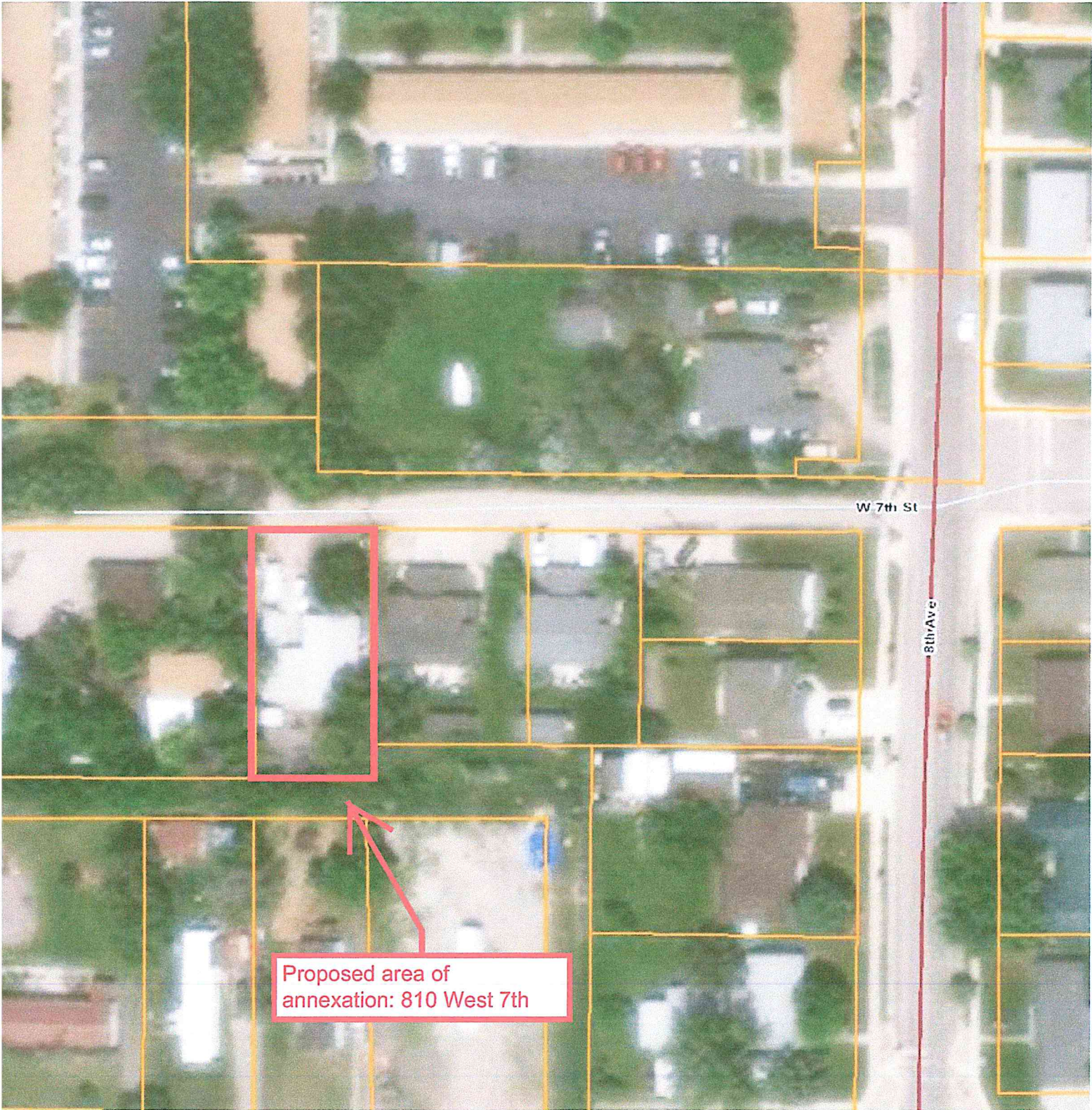
How cost determined: _____

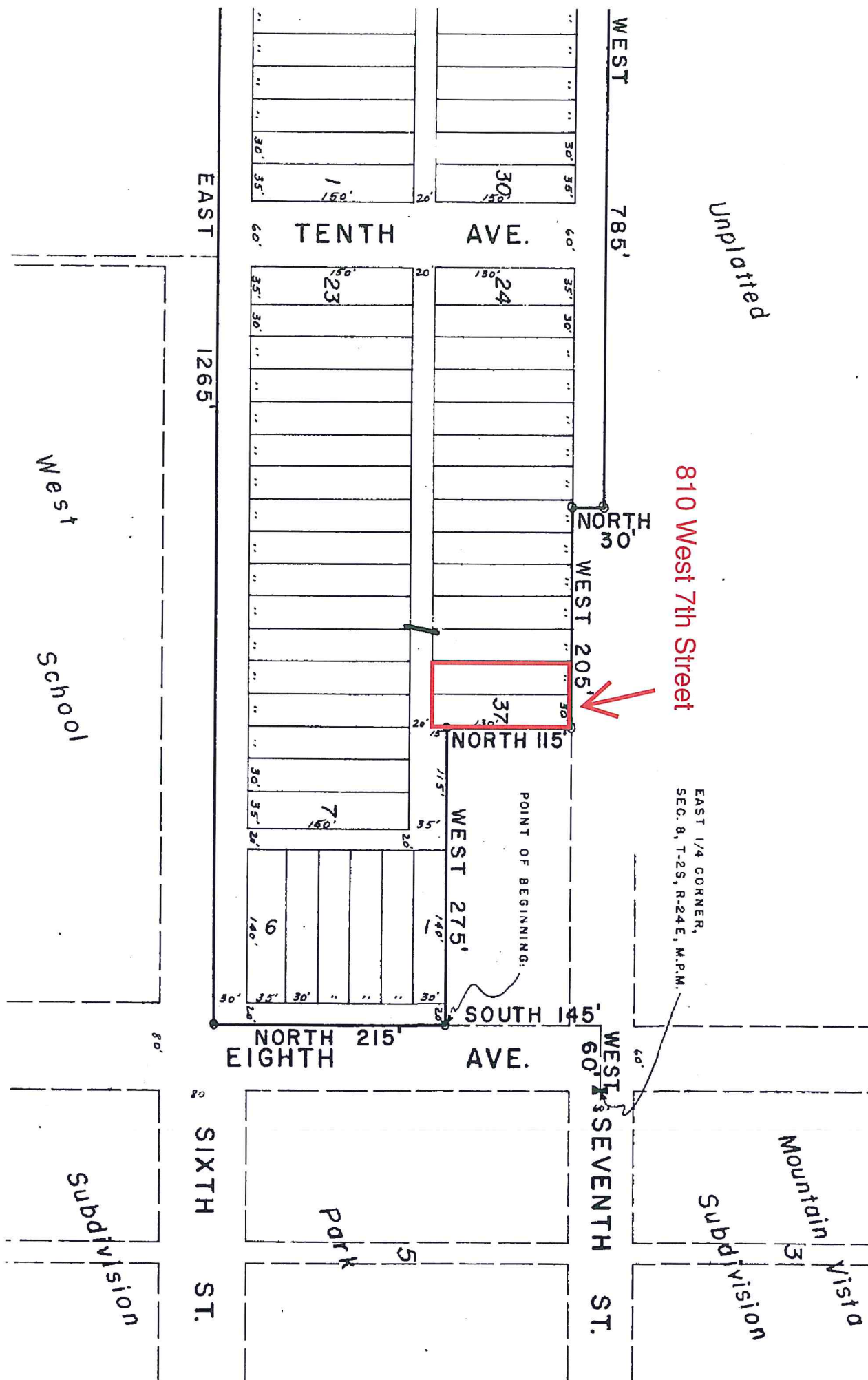
Timeframe for construction: _____

Other required improvements: Provide above information on attached pages.

5. A map suitable for review of this application of the proposed area to be annexed must be submitted with this application.
6. A written Waive of Protest must accompany this application, suitable for recording and containing a covenant to run with the land to be annexed, waiving all right of protest to the creation by the city of any needed improvement district for construction or maintenance of municipal services. This Waiver of Protest must be signed by the applicant **prior** to annexation by the city.
7. Requests for annexations are referred to the City-County Planning Board for recommendation to the City Council. Within 30 days after receiving the properly filled out application with all required accompaniments and after conducting a duly advertised public hearing, the City-County Planning Board shall make recommendation to the City Council as to this Request for Annexation. If more information is needed from the applicant during the review of the application, such application shall be deemed incomplete and the timeframe for reporting to the City Council extended accordingly, in needed.
8. A **non-refundable** application fee of \$300 + \$25.00 per acre (80 acres or less); \$300 + \$35.00 per acres (81 acres or more) must accompany the submission of this application.

The City Council of the City of Laurel, Montana, after review and consideration of this Application for Annexation, found such to be in the best interest of the City, that it complied with state code, and approved this request at its City Council meeting of _____





Cotter's Sewer
PO Box 967
Laurel, MT 59044
406-628-5989

Estimate

Date	Estimate #
8/2/2021	782

Billing Address
A HAUSOF REALTY PO BOX 25 LAUREL, MT 59044

Service Address
609 E 4Th St 611 E 4TH ST Laurel, MT 59044-2705

Description	Qty	Rate	Total
<p>I have meet with the numerous different employees of the City of Laurel Public Works Department regarding this project. All the knew was that the two properties towards the East are on city water and sewer.</p> <p>We were able to locate the sewer from the property at 810 and we know there is a 8" pvc sewer main to that point (approximately 140' from the middle of the crawl space in 810.</p> <p>There are two curb valves for the water service just the west of the 810 property line, but according to the only information I could gather, the builder ran small service lines in the alley and they have no idea where the actual water main starts.</p> <p>Therefore we propose:</p> <ol style="list-style-type: none"> 1. Obtain utility locates and permit. 2. Excavate at the point in the alley where 806 ties into the city sewer main. Camera and locate the end of line and continue to excavate up the alley, across the front yard and up to the wall at the front of the house. 3. Excavate/ Hydro excavate at the same spot where we excavated the sewer main to locate the water lines/ lines. At this point we may have to continue east/ north/ south to locate the city water main. 4. Once the water main is located, we will excavate to the sewer trench and run the water in the same trench. 5. At the front edge of the house we will excavate below the footing to facilitate the new water and sewer lines. 6. Cut out sections of the existing sewer and water piping in the crawl space and run new piping out of the house, into the trench out to the existing city mains. 7. Tie the new piping into the city mains and test. 8. Bed the new piping with gravel, backfill and compact the excavated areas. 9. Pump out the septic tank, cave in and fill with gravel. <p>Cost: not to exceed \$40,000</p> <p>Labor, Equipment, Permit and Materials</p>	1	40,000.00	40,000.00
<p>This estimate is for future work and does not include any work already performed by Cotter's. Thank you for considering Cotter's. We look forward to working with you. This bid is void after 60 days.</p>			
Approved by: _____	Total \$40,000.00		

Return to:
Scott Slothower
314 1st Street SE
Park City, MT 59063

ANNEXATION AGREEMENT

THIS ANNEXATION AGREEMENT is made this ____ day of _____, 20____, by and between Scott & Amy Slothower, 810 West 7th Street, Laurel, MT 59044, hereinafter referred to as "DEVELOPER," and the CITY OF LAUREL, MONTANA, a municipal corporation, c/o City Hall, 115 West 1st Street, Laurel, Montana, 59044, hereinafter referred to as the "CITY."

WHEREAS, DEVELOPER is the owner of certain real property situated in Yellowstone County, Montana, more particularly described as follows:

INGRAM SUBD (LAUREL), S08, T02 S, R24 E, BLOCK 1, Lot 36-37; according to the official plat on file and of record in the office of the Clerk and Recorder of said County, hereinafter referred to as "Developer Tracts" as well as all adjacent public right-of-way.

WHEREAS, DEVELOPER has submitted to the City a Petition for Annexation to the City for Developer Tracts; and

WHEREAS, DEVELOPER desires to annex Developer Tracts to the City; and

WHEREAS, CITY has approved the Petition for Annexation by Resolution No. ____ for the Developer Tracts contingent that a Development Agreement be executed between CITY and DEVELOPER to identify required off-site infrastructure improvements and guarantees of those improvements.

NOW THEREFORE, in consideration of the mutual promises and covenants contained herein, the parties do hereby agree as follows:

1. Roads and Access. The Developer Tracts shall be accessible by an existing road, West 7th Street.
2. Sanitary Sewer. Developer Tracts shall be served by the City wastewater system.
3. Water. Developer Tracts shall be served by the City water system.
4. Storm Drain. The property shall tie into the stormwater drainage system wherever possible. If a connection is not possible, the property shall manage stormwater on the property.

5. Right-of-Way.
6. Future Intersection Contributions. (If Applicable)
7. Late Comers Agreement. (If Applicable)
8. Zoning. The Property is to be zoned as Residential 7500 (R-7500).
9. Other Public Improvements. For any other improvements not specifically listed in this Agreement, the CITY shall rely on the attached Waiver of Right to Protest the Creation of Special Improvement Districts filed concurrently herewith, to insure the installation of any or all remaining public improvements. Said improvements shall include, but not be limited to, street construction and paving, curb, gutter, sidewalks, storm drainage, and street lighting. The attached Waiver, waiving the right to protest the creation of one or more Special Improvement Districts, by this reference is expressly incorporated herein and part hereof.
8. Compliance. Nothing herein shall be deemed to exempt the Developer Tracts from compliance with any current or future City laws, rules, regulations, or policies that are applicable to the development, redevelopment, or use of the subject property.
9. Runs with Land. The covenants, agreements, and all statements in this Agreement and in the incorporated and attached Waiver shall run with the land and shall be binding on the heirs, personal representatives, successors, and assigns of the respective parties.
10. Attorney's Fees. In the event it becomes necessary for either party to this Agreement to retain an attorney to enforce any of the terms or conditions of this Agreement or to give any notice required herein, then the prevailing party or the party giving notice shall be entitled to reasonable attorney fees and costs, including those fees and costs of in-house counsel.
11. Amendments and Modifications. Any amendments or modifications of this Agreement shall be made in writing and executed in the same manner as this original document and shall after execution become a part of this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first above written.

“DEVELOPER”

DEVELOPER NAME

By: _____

Title: _____

STATE OF MONTANA)
 :ss
County of Yellowstone)

On this ____ day of _____, 20____, before me, a Notary Public in and for the State of Montana, personally appeared _____, known to me to be the person who signed the foregoing instrument as _____ of DEVELOPER, and who acknowledged to me that said DEVELOPER executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year hereinabove written.

Notary Public in and for the State of Montana
Printed name: _____
Residing at: _____
My commission expires: _____

This Agreement is hereby approved and accepted by City of Laurel, this ____ day of _____, 20____.

“CITY”

CITY OF LAUREL, MONTANA

By: _____
Mayor

Attest: _____
City Clerk

STATE OF MONTANA)
 :ss
County of Yellowstone)

On this ____ day of _____, 20____, before me, a Notary Public for the State of Montana, personally appeared _____, and _____, known to me to be the Mayor and City Clerk, respectively, of the City of Laurel, Montana, whose names are subscribed to the foregoing instrument in such capacity and acknowledged to me that they executed the same on behalf of the City of Laurel, Montana.

Notary Public in and for the State of Montana
Printed name: _____
Residing at: _____
My commission expires: _____

Approved as to Form:

City Attorney

Upon Recording Please Return to:
City of Laurel
P.O. Box 10
Laurel, Montana 59044

Waiver of Right to Protest

FOR VALUABLE CONSIDERATION, the undersigned, being the owner and/or subdivider, in addition to all future owners of the hereinafter described real property, do hereby waive the right to protest the formation of one or more special improvement district(s) for the construction of streets, street widening, street maintenance, sidewalks, curb and gutter, sanitary sewer lines, water lines, storm water and drains (either within or outside the area), street lights, street light maintenance, parks and park maintenance, and other improvements incident to the above which the City of Laurel may require.

This Waiver and Agreement is independent from all other agreements and is supported with sufficient independent consideration to which the undersigned are parties, and shall run with the land and shall be binding upon the undersigned, their successors and assigns, and the same shall be recorded in the office of the County Clerk and Recorder of Yellowstone County, Montana. Pursuant to MCA §76-3-608(7), this Waiver and Agreement shall expire 20 years after the final subdivision plat is recorded with the Yellowstone County Clerk and Recorder.

The real property hereinabove mentioned is more particularly described as follows:

INGRAM SUBD (LAUREL), S08, T02 S, R24 E, BLOCK 1, Lot 36-37

Signed and dated this 1st day of September, 2021.

Subdivider/Owner

By: [Signature]

Its: Owner

STATE OF MONTANA)

: ss

County of Yellowstone)

On this 1st day of September, 2021, before me, a Notary Public in and for the State of Montana, personally appeared Scott Slothower, known to me to be the Owner of 810 West 7th Street, the person who executed the forgoing instrument and acknowledged to me that he/she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year hereinabove written.

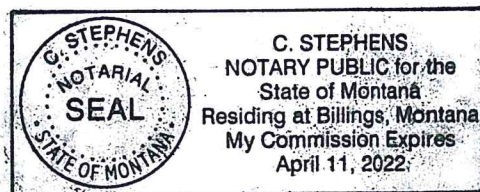
[Signature]

Notary Public in and for the State of Montana

Printed name: Christine Stephens

Residing in Billings, Montana

My commission expires: April 11, 2022



ALL
1ST ST.
WORKS: 628-4796
ATER OFC: 628-7431
COURT: 628-1964
FAX: 628-2241

City Of Laurel

P.O. Box 10
Laurel, Montana 59044



Public Works

DEPARTMENT

Permit to Work in the Public Right-of-Way Street Opening

The undersigned hereby makes application for permission to work in public right-of-way within the city limits of the City of Laurel at the location described below and as shown on the attached drawing hereby made part of the application:

Name: MDU Location: 806 W. 7th Street

Work Performed: Install new service in R/W

Firm Representing: _____ Business License: 209

Business Address: P.O. Box 2546, BILLINGS, MT 59112

I, the undersigned, request permission to work in the public right of way within the city limits of Laurel, Montana, at the above location subject to the rules and regulations set forth in Chapter 12 of Laurel Municipal Code specifying current Montana Public Works Standard Specifications. In consideration for this permission, the applicant agrees to the following:

1. All construction concerning this permit will be in a safe manner so as not to interfere with or endanger public travel and all work in a neat and workman like manner using material acceptable to the Code Enforcement left in a condition that the right-of-way will be cleaned and
2. The applicant will provide and maintain proper signs, barricade and employees, nature any persons of said construction.
3. No approach shall be made to vehicles on the public right-of-way.
4. Special additional requirements, (City of Laurel use only):

Post-it® Fax Note 7671		Date	# of pages
To	<u>Cheryl</u>	From	<u>Karen</u>
Co./Dept.	<u>City of Laurel</u>	Co.	<u>MDU</u>
Phone #		Phone #	<u>896-4236</u>
Fax #	<u>628-2241</u>	Fax #	

reunder by proper
urel, its officers
d damages of any
f work or existence
g or servicing of

Signature: Karen Hopf 896-4236 Date: 5.17.05

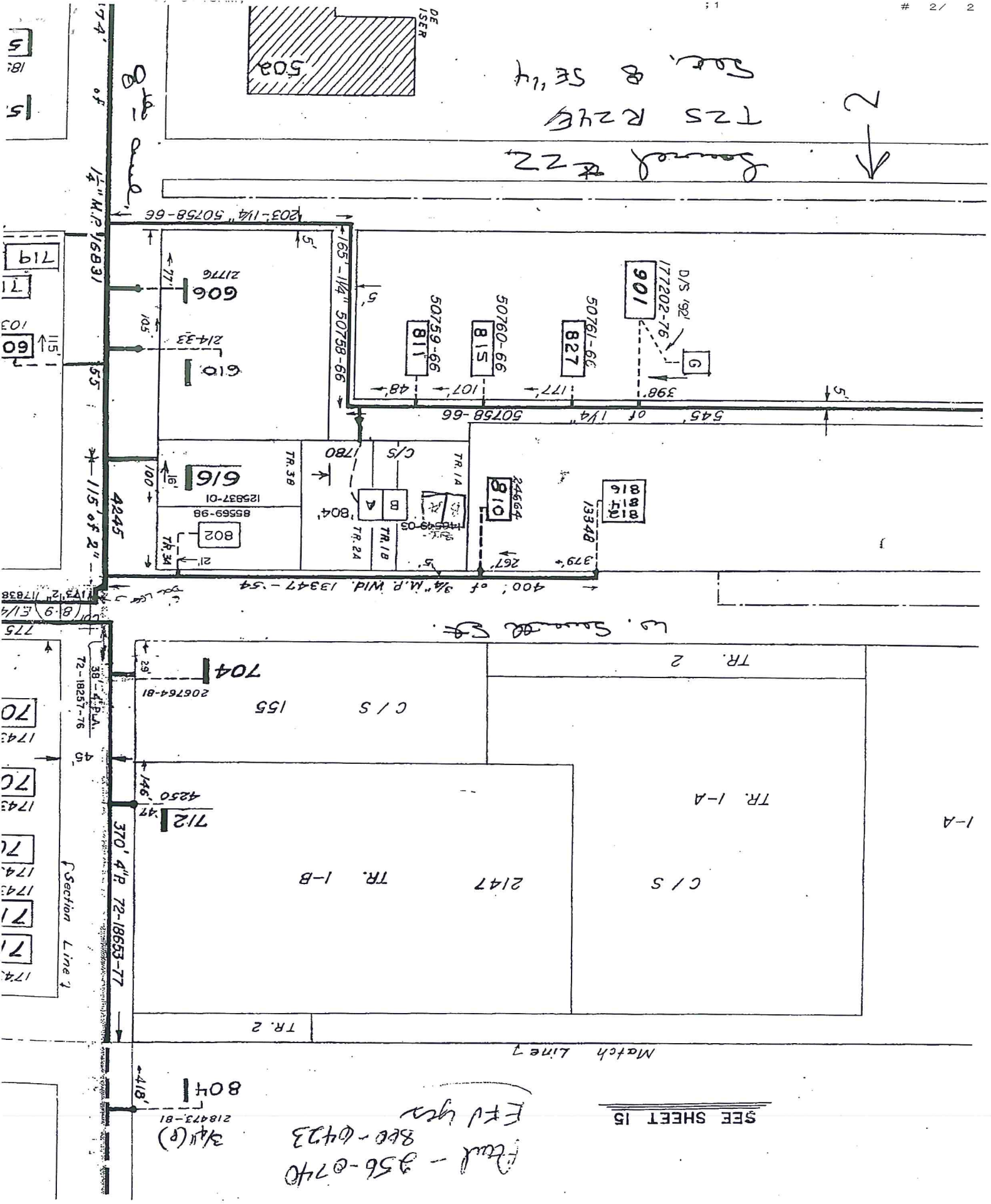
FAX 896-4236
This permit is granted with the conditions stated herein the ___ day of ___, 2000

Code Enforcement Official or Director of Public Works: _____

Permit Issuance / Inspection Fee: Paved Street Opening - \$75 Gravel Street Opening - \$65

Final Inspection by: Gary Collier Date: 6/6/05

Comments: Street filled back in w/road mix



SEE SHEET 15

Field - 356-0740
800-0423
ETD 1/22

804
218473-81
3/4" (8)

STATEMENT
The City of Laurel

P.O. BOX 10

LAUREL, MONTANA 59044

Attention: Cheryl Lund

TO

7/11/11

DATE

6-9-05

PC 2546

Billings, MT 59112

Attn: Karen Hoptauf

DATE	DESCRIPTION	AMOUNT
4-18-05	Alloy Opening W# 9276621	65.00
5-17-05	Street Opening W# 3572821	75.00
		140.00
1)	809 5th Ave	
2)	806 W. 7th Street	

June 22nd, 2020

The City of Laurel
PO Box 10
Laurel, MT 59044

To the Laurel City Council,

My husband Scott and I purchased our home at 810 W. 7th St., in Laurel, about 4 years ago. The house is on both septic and cistern. We started having septic issues about the 2 years ago and have been trying to resolve the issue ever since with many techniques. The latest attempt to salvage the system was on June 12th, 2020. Heston Schessler with Schesslers Septic (406) 281-0811, came out and tried jetting out the leech field, by forcing water through the lines. Once he dug up the system however, he found that the roots from the nearby trees had encased and matted the legs of the leech field system, which made it impossible to jet it out. Given the size of the backyard and proximity to the existing watering ditch and wells that run along and to the south side of the property line (the side that our leach field is on), he said that replacing the leach field would not be an option.

Since we cannot fix or replace our leach field, our only remaining option would be to tie into the city services. Immediately adjacent to the east of our property, there are two town houses that are in the city limits and on city services. We believe it may be possible to tie into the same lines that are run to the town houses, but we may need to go all the way back to 8th street.

We have been in contact with Nick Altonaga and he shared the City's annexation policy packet. Our lot is smaller than one city block, so we are writing to state our wish to be annexed. Please consider allowing our home to be annexed into the city of Laurel.

Sincerely,



Scott and Amy Slothower
810 W. 7th St.
Laurel, MT. 59044
(406) 696-6401
amylslothower@yahoo.com

RESOLUTION NO. R20-38

**A RESOLUTION TO APPROVE PROPERTY OWNERS' REQUEST TO FILE A
PETITION TO ANNEX THEIR PROPERTY LOCATED AT 810 WEST 7TH STREET TO
THE CITY OF LAUREL, MONTANA.**

WHEREAS, property owners Scott and Amy Slothower submitted the attached letter to the City seeking permission to annex their property into the City of Laurel; and

WHEREAS, the property at issue is located at 810 West 7th Street and is less than one city block in size and pursuant to city policy, requires City Council approval of the request to annex before the property owners can file their petition to annex; and

WHEREAS City Staff provided the property owners a copy of the City's Annexation Policy containing the process, terms, and conditions of annexation and the property owners decided it is in their best interest and desire to begin the process of annexation as indicated in their attached letter.

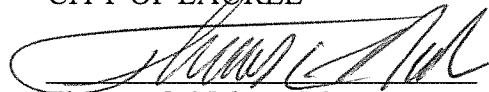
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Laurel, Montana, that the City Council hereby approves and authorizes Scott and Amy Slothower to file a Petition to annex their property located at 810 West 7th Street pursuant to the City's Annexation Policy and annexation procedures.

Introduced at a regular meeting of the City Council on July 14, 2020, by Council Member Sparks.

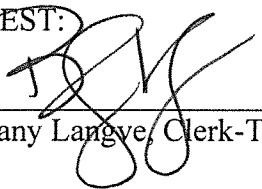
PASSED and APPROVED by the City Council of the City of Laurel this 14th day of July 2020.

APPROVED by the Mayor this 14th day of July 2020.

CITY OF LAUREL


Thomas C. Nelson, Mayor

ATTEST:


Bethany Langve, Clerk-Treasurer

Approved as to form:


Sam S. Painter, Civil City Attorney

June 22nd, 2020

The City of Laurel
PO Box 10
Laurel, MT 59044


To the Laurel City Council,

My husband Scott and I purchased our home at 810 W. 7th St., in Laurel, about 4 years ago. The house is on both septic and cistern. We started having septic issues about the 2 years ago and have been trying to resolve the issue ever since with many techniques. The latest attempt to salvage the system was on June 12th, 2020. Heston Schessler with Schesslers Septic (406) 281-0811, came out and tried jetting out the leech field, by forcing water through the lines. Once he dug up the system however, he found that the roots from the nearby trees had encased and matted the legs of the leech field system, which made it impossible to jet it out. Given the size of the backyard and proximity to the existing watering ditch and wells that run along and to the south side of the property line (the side that our leach field is on), he said that replacing the leach field would not be an option.

Since we cannot fix or replace our leach field, our only remaining option would be to tie into the city services. Immediately adjacent to the east of our property, there are two town houses that are in the city limits and on city services. We believe it may be possible to tie into the same lines that are run to the town houses, but we may need to go all the way back to 8th street.

We have been in contact with Nick Altonaga and he shared the City's annexation policy packet. Our lot is smaller than one city block, so we are writing to state our wish to be annexed. Please consider allowing our home to be annexed into the city of Laurel.

Sincerely,



Scott and Amy Slothower
810 W. 7th St.
Laurel, MT. 59044
(406) 696-6401
amylslothower@yahoo.com

RESOLUTION NO. R08-22

**A RESOLUTION TO ADOPT THE
CITY OF LAUREL ANNEXATION POLICY**

WHEREAS, it is necessary for the City of Laurel to properly guide and monitor growth that is in the best interests of the City and its citizens; and

WHEREAS, it is appropriate for the City Council to adopt an Annexation Policy that governs proposed annexations to the City in accordance with Ordinance No. 008-02 § 16.12.020; and

WHEREAS, the City Council has reviewed and accepted the attached Annexation Policy for the City of Laurel.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Laurel, Montana,

The Council hereby adopts the City of Laurel Annexation Policy in its current form and content. All resolutions adopting any other annexation policies that conflict or are inconsistent with these policies are hereby repealed, voided and of no further effect.


BE IT FURTHER RESOLVED that this Resolution shall be enforceable on the effective date of Ordinance No. 008-02.

Introduced at a regular meeting of the City Council on March 4, 2008, by Council Member
Hart.


PASSED and APPROVED by the City Council of the City of Laurel this 4th day of March, 2008.

APPROVED by the Mayor this 4th day of March, 2008.

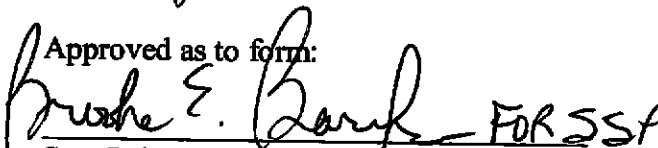
CITY OF LAUREL


Kenneth E. Olson, Jr., Mayor

ATTEST:


Mary K. Embleton, Clerk-Treasurer

Approved as to form:

 FOR SSP
Sam Painter, Legal Counsel
Elk River Law Office, P.L.L.P.

CITY OF LAUREL ANNEXATION POLICY

Service outside city limits—Conditions. No water or sewer services shall be extended outside of the incorporated city limits without meeting the following conditions:

- A. The property and improvements are in the same condition as is required for properties and improvements within the city's corporate limits;
- B. The city system is capable of serving the area;
- C. The extension is in the best interest of the city;
- D. The cost of the extension shall be at the expense of the requesting party;
- E. The city council has granted its approval. (Prior code § 18.76.010(A)); and
- F. The property is annexed.

Consent to Annexation and/or Waiver of Protest.

- A. Any property owner requesting or receiving city water or sewer service outside of the incorporated city limits shall, as a condition of initiating or continuing city services, consent to annexation of the property beneficially receiving services. The consent to annexation may be limited to the property that will benefit or is benefiting from the provision of city services.
- B. Whenever annexation is sought pursuant to a petition submitted to the city by a property owner requesting annexation, the property owner shall execute a written waiver of protest in a form approved by city staff for purposes of recording. The waiver of protest constitutes a covenant that will run with the land to be annexed and shall waive all right of protest and judicial review to the creation of any future special improvement district. (Prior code § 18.76.010(B))

Annexation Fee.

Property owner shall pay the city's applicable annexation fee prior to the city's consideration of the annexation request.

Annexation Criteria and Requirements.

- A. The City Council shall consider the following criteria when it receives a written petition for annexation:
 - The property must be located within an area identified by city staff as a location for future city annexation or annexation of the property will promote orderly growth of the city to protect the health, safety and welfare in areas intensely utilized for residential, commercial, institutional and governmental purposes;
 - The city must be able to provide adequate city services within a time period mutually agreed to by the property owner requesting annexation and the city;
 - Existing or proposed public improvements within the area to be annexed must meet all city standards. If the public improvements are not constructed at the time of annexation, the property owner shall provide the city a bond or letter of credit that equals 125% of the estimated engineering costs for the construction of improvements. If the property owner fails to construct the improvements or to obtain the agreed upon engineering, the city shall utilize the bond or letter of

credit to pay for the construction, including engineering; In accordance with GASB-34, the Developer or Landowner shall provide the city the total cost and/or value of the improvements including, but not limited to, parks, sidewalks, curb and gutter, lift stations, and sewer and water lines, that are conveyed to the city.

- All property owners within the area to be annexed must sign a Waiver of Right to Protest the creation of Special Improvement Districts for engineering and construction of improvements including, but not limited to, streets, sidewalks, curb and gutter and the creation of a Park Maintenance District, in a form acceptable and approved by the city;
- All residential property owners must execute a Waiver of Right-to-Protest the creation of Special Improvement Districts for engineering and construction of improvements including, but not limited to, streets, sidewalks, curb and gutter and the creation of a Park Maintenance District, in a form acceptable and approved by the city;
- Residential densities within the area to be annexed must be rezoned at a minimum density of R-7500 or greater; and
- The proposed land use within the area to be annexed must conform to the goals of the Laurel-Yellowstone City-County Planning Board Growth Policy.

B. The City Council may decide to either condition the approval of the annexation in order to meet the criteria listed in Section A herein or require an annexation agreement. The conditions of approval must be clearly stated in the resolution of annexation or if required, the annexation agreement. If the property to be annexed is not developed, the conditions of approval or annexation agreement shall include a requirement for:

1. A development agreement prior to the issuance of a building permit;
2. A subdivision improvements agreement at the time of final subdivision plat approval, if applicable and
3. An executed Waiver of Right-to-Protest creation of Special Improvement Districts for engineering and construction of improvements including, but not limited to, streets, sidewalks, curb and gutter and the creation of a Park Maintenance District, in a form acceptable and approved by the city.

If the property is developed and contains public improvements that are not constructed to city standards, the city shall require an annexation agreement. The annexation agreement shall specify that the public improvements must be upgraded and/or installed to city standards, as well as a time period and mechanism to finance the construction and installation of those improvements. All construction or installation of improvements must be completed within two years of annexation.

In any case, all public improvements, whether existing or proposed, shall meet city standards.

CITY OF LAUREL, MONTANA

REQUEST FOR ANNEXATION

AND PLAN OF ANNEXATION

Applicant is required to meet with the City Planner prior to filling out this application. All blanks of this application are to be filled in with explanation by the applicant. Incomplete applications will not be accepted.

1. Only parcels of land adjacent to the City of Laurel municipal limits will be considered for annexation. "Adjacent to" also includes being across a public right of way. If the parcel to be annexed is smaller than one city block in size (2.06 acres), the city council must approve consideration of the request; the applicant must make a separate written request to the city council stating their wish to annex a parcel of land less than one city block in. Once the council approves the request, the applicant can apply for annexation.
2. Applicant landowner's name: _____
Address: _____
Phone: _____
3. Parcel to be annexed: (If it is not surveyed or of public record, it must be of public record PRIOR to applying for annexation.)
Legal description: _____
Lot size: _____
Present use: _____
Planned use: _____
Present zoning: _____
(Land which is being annexed automatically becomes zoned R-7500 when it is officially annexed [City ordinance 17.12.220])
4. City services: The extension of needed city services shall be at the cost of the applicant after annexation by the city has been approved. As part of the application process, each of the following city services must be addressed with an explanation:

Water Service:

Location of existing main: _____
Cost of extension of approved service: _____
How cost determined: _____
Timeframe for installation: _____

Sewer Service:

Location of existing main: _____
Cost of extension of approved service: _____
How cost determined: _____

Timeframe for installation: _____
How financed: _____

Streets:

Is there any adjoining County ROW to the proposed
annexation: _____
Location of existing paved access: _____
Cost of paving: _____
How cost determined: _____
Timeframe for construction: _____

Other required improvements: Provide above information on attached pages.

5. A map suitable for review of this application of the proposed area to be annexed must be submitted with this application.
6. A written Waive of Protest must accompany this application, suitable for recording and containing a covenant to run with the land to be annexed, waiving all right of protest to the creation by the city of any needed improvement district for construction or maintenance of municipal services. This Waiver of Protest must be signed by the applicant **prior** to annexation by the city.
7. Requests for annexations are referred to the City-County Planning Board for recommendation to the City Council. Within 30 days after receiving the properly filled out application with all required accompaniments and after conducting a duly advertised public hearing, the City-County Planning Board shall make recommendation to the City Council as to this Request for Annexation. If more information is needed from the applicant during the review of the application, such application shall be deemed incomplete and the timeframe for reporting to the City Council extended accordingly, in needed.
8. A **non-refundable** application fee of \$300 + \$25.00 per acre (80 acres or less); \$300 + \$35.00 per acres (81 acres or more) must accompany the submission of this application.

The City Council of the City of Laurel, Montana, after review and consideration of this Application for Annexation, found such to be in the best interest of the City, that it complied with state code, and approved this request at its City Council meeting of _____.

FOR THE ANNEXATION OF THE HEREIN DESCRIBED PROPERTY AND CREATION OF
ANY FUTURE SPECIAL IMPROVEMENT DISTRICT

62

ORDINANCE NO. 008-02

ORDINANCE ADOPTING ANNEXATION REGULATIONS FOR
THE CITY OF LAUREL FOR INCORPORATION IN CHAPTER 16
OF THE LAUREL MUNICIPAL CODE.

WHEREAS, Ordinance No. 007-01 adopted April 3, 2007 repealed Chapter 16 of the Laurel Municipal Code in its entirety in order to comply with changes adopted by the State of Montana Legislature; and

WHEREAS, the repealed Chapter 16 of the Laurel Municipal Code provided for annexation regulations while the newly adopted Chapter 16 of the Laurel Municipal Code did not contain specific annexation procedures; and

WHEREAS, annexation regulations are necessary for the City of Laurel to properly guide and monitor growth that is in the best interest of the City and its citizens;

IT IS HEREBY ORDAINED by the City Council of the City of Laurel, Montana, that the following chapter is hereby adopted into the LAUREL MUNICIPAL CODE as set forth below.

Chapter 16.12

ANNEXATIONS

Sections:

16.12.010 Annexation.

16.12.020 Annexation Policy.

16.12.030 Annexation Fee Schedule.

16.12.010 Annexation.

The City may annex property in accordance with the methods and procedures prescribed in MCA Title 7, Chapter 2 Parts 42, 43, 44, 45, 46 or 47, as amended.

16.12.020 Annexation Policy.

The City Council shall adopt rules and regulations that govern proposed annexations to the City by Council Resolution.

16.12.030 Annexation Fee Schedule

The City Council shall adopt an annexation fee schedule by annual Resolution after a public hearing in accordance with Section 2.72.060. (Ord. 06-04 (part), 2006: prior code § 18.76.010(D))

This Ordinance becomes effective thirty (30) days after final passage by the City Council and approval by the Mayor.

File Attachments for Item:

5. Sign Review: On the Run (Conomart)

Chapter 17.26 - COMMUNITY ENTRYWAY ZONING DISTRICT

Sections:

17.26.010 - Intent.

The purpose of the Laurel Entryway Zoning District is to regulate outdoor advertising, outdoor advertising signs, and outdoor signs of all types, to provide fair and comprehensive regulations that will foster a good visual environment for Laurel, enhancing the area in which we live, and creating an aesthetic and enjoyable appearance for our visitors and our residents.

The natural landscape in the Yellowstone Valley is a major influence on the form and character of Laurel. Residents appreciate being able to see the Beartooth Range, the river's corridor of trees, and the large expanse of sky. The intent of the Community Entryway Zoning District (EZD) is to promote attractive, high quality development and to provide an appealing image of the city of Laurel to the traveling public and the people of the community and region. Further, it is the intent of this district to maintain a sensitivity toward existing development while preserving scenic vistas and the pastoral ambience and protecting environmentally sensitive areas. Creativity in meeting these requirements is encouraged with the overall intent of all development representing the image and economy of the Laurel area—and not just a reflection of the same commercial buildings, signage, and parking lots that are seen alongside the interstate across the nation.

Projects in the vicinity of large natural areas/corridors shall be designed to compliment the visual context of the natural area. Techniques include architectural design, site design, use of native landscaping, and choices of colors and building materials shall be utilized in such manner that scenic views across or through the site are protected and man-made facilities are screened from off-site observers and blend with the natural visual character of the area.

This overlay district provides requirements that are in addition to the existing, underlying zoning districts in the jurisdictional area of the city of Laurel and are in addition to the signage standards of the city of Laurel Municipal Sign Code. Except for signage applications, residential uses in the Entryway Zoning District are exempt from the provisions herein.

The intent of this section is to:

- A. Promote a physical landscape that will assist in making Laurel an attractive place to live and work and be inviting to new industries;
- B. Encourage creativity in design and quality in site planning and development;
- C. Reduce the level of adverse impacts from the transportation system on adjoining lands;
- D. Promote development patterns in harmony with the goals and objectives of Laurel's Growth Management Plan;
- H. Promote compatible land use transitions with a sensitivity toward existing residential uses.

Non-commercial/industrial uses falling within the EZD are exempt from the requirements of the EZD except as such requirements pertain to signage.

(Ord. 02-31, 2002)

17.26.030 - Location of district.

The Community Entryway Zoning District (EZD) shall extend three hundred feet on either side of Interstate 90 right-of way as it extends through the Laurel Zoning Jurisdiction Area, an area that extends outside the city municipal limits one mile. Specifically, along the interstate the EZD shall extend as described from the east limit of the extra-territorial zoning boundary west to the limit of the west extra-territorial boundary. The district shall also include that area three hundred feet on either side of the north extra-territorial boundary on Buffalo Trail Road south through Laurel on First Avenue to where First Avenue turns into US Highway 212-310

(Ord. 02-31, 2002)

(Ord. No. O15-03, 5-5-2015)

17.26.040 - Application and approval process.

- A. All plans and applications for development shall be submitted to the city-county planning board. All applications involving signs shall be submitted to the public works department which shall provide a copy thereof to the planning board. All applications must be submitted and signed by the property owner, lessee, the contract purchaser, or the authorized agent of the property owner. Approval is required prior to any construction activity.
- B. Each application shall include, but not be limited to, the following information:
 - 1. The name and address of the property owner;
 - 2. The name and address of the applicant;
 - 3. The legal description of the parcel;
 - 4. A map drawn to scale showing the dimensions, acreage, location of the parcel, north arrow, streets and adjacent land uses;
 - 5. A complete site plan drawn to a scale of no less than 1" = 40' showing the dimensions and locations of all structures, streets, paving, parking, landscaping, signage, waterways or other significant features of the development;
 - 6. Complete elevation drawings drawn to scale including the dimensions and height of the structure;
 - 7. Signage Plan specifications, location, and ground lighting pattern (applications for signs only—see Section 17.26.050); and
 - 8. Application review fee.
- C. Within fifteen working days following the submittal of a complete application, the planning director, other city designee, or the public works department (in the case of signs) shall issue approval for development or sign or a denial of the application, unless the applicant consents in writing to an extension of the review period. Should the application be denied, the applicant shall be notified in writing specifying the reasons for the denial.

(Ord. 02-31, 2002)

17.26.050 - Definitions.

All terms shall have the same meanings as defined elsewhere in the city zoning ordinance or city signage regulations. The standard dictionary meaning shall be applied to terms not otherwise defined.

(Ord. 02-31, 2002)

17.26.052 - Development standards.

A. Signage.

1. Review Consideration. Signage in the EZD needs to recognize the relationship between adjacent land uses and the natural features of the location such as existing views and proximity to residences. Although signs perform a function in providing information concerning services, products, and business, a profusion of signs produces a cumulative effect that cancels out individual effectiveness and detracts from the appearance of the community as a whole. All signage shall be reviewed with the following considerations and criteria:
 - a. Use of subdued, low-key colors;
 - b. Location, size, and height that do not obstruct views of the community, the river corridor, traditional open spaces, or the mountains;
 - c. Sign is built of permanent, durable materials;
 - d. Size and location avoids or minimizes the sense of clutter with nearby signs;
 - e. The sign is professionally prepared and finished on both sides;
 - f. The location and placement of the sign will not endanger motorists or pedestrians and does not interfere with the clear vision triangle at street, railroad, or street driveway intersections;
 - g. The sign will not cover or blanket any prominent view of a structure or façade of historical or architectural significance;
 - h. The sign will not obstruct views of users of adjacent buildings to side yards, yards or to nearby open space;
 - i. The sign will not negatively impact the visual quality of a public open space such as a recreation facilities, square, plaza, court yard and the like;
 - j. The sign cannot be seen from the Yellowstone River or any city, county or state park or—if it can be seen—it must be located one thousand feet from the boundaries of such spaces.
2. Only one sign is allowed per parcel of record and there shall be at least one thousand feet between signs.
3. A construction permit is required whenever the sign copy is changed and any alterations to the sign are made.
4. Signs shall be limited to one hundred sixty square feet in copy area.
5. Non-conforming signs are required to be brought into compliance with this section within six years from the date of adoption of this ordinance or upon the earliest occurrence of the following events.
 - a. The sign is relocated or replaced;

- b. The structure or size of the sign is altered in any way;
 - c. The sign suffers more than fifty percent appraised damage or deterioration or the sign is taken out of service for any reason, such as being knocked down by weather or other means;
 - d. If any non-conforming sign is abandoned or voluntarily discontinued for a period of one hundred eighty days, any subsequent use must be in conformity with this ordinance. An abandoned sign is a sign which no longer identifies or advertises a bona fide business, lessor, service, owner, product, or activity, and/or for which no legal owner can be found. An abandoned sign is to be removed by the owner within fifteen days of notice from the public works department.
 - 6. No portable signs as described in the city signage ordinance are allowed in the EZD.
 - 7. Transit Bus Benches. Transit bus benches, with or without advertising, may be placed within the city right-of-way upon application and approval of the ADA coordinator, the transit administrator and in consultation with the public work director. All benches must comply with any applicable city, state, and or/federal standards or regulations. The city may approve a bench provider, with or without advertising, pursuant to its procurement policy, as amended.
 - 8. Lighting. All sign lighting must incorporate cut-off shields to direct light downward. Luminaries shall not be visible from adjacent streets or properties. A sign's lighting will not cause hazardous or unsafe driving conditions for motorists and will not glare, reflect, or spill onto adjacent business or residential areas.
- B. Building Design Standards.
- 1. All buildings shall be completed on all sides with one of the following finishing material: brick, fluted block, colored textured block, glass, stucco, architectural concealed fastener metal panels, exterior insulation and finishing systems (i.e., Dryvit, etc.), stone or wood. Exposed seam metal buildings shall be prohibited unless covered with an acceptable finishing material.
 - 2. Roofs shall be finished with a material that is architecturally compatible in color and design with the construction of the building. Metal roofs, fascia, and mansards shall be limited to the following: standing seam, metal shakes or shingles and architectural metal treatments. All mechanical equipment placed on top of any roof shall be screened by a parapet or other similar architectural apparatus being at least the height of the mechanical equipment. Pitched roofs are encouraged whenever possible.
 - 3. Long, flat facades that front on the interstate highway, First Avenue North or First Avenue South having more than one hundred lineal feet are prohibited. Buildings over one hundred feet in length shall incorporate one of the following: recesses, off-sets, angular forms, landscaping features or other architectural features such as bell towers, clock towers, to provide a visually interesting shape. The break in the facade shall be minimum of eight feet in length. A single uninterrupted length of a facade shall not exceed one hundred lineal feet. It is encouraged that each offset area contains landscaping or other similar amenities which will complement the offset area.
- C. Additional Provisions for Commercial Uses.
- 1. Storage of Merchandise. Any permitted storage of merchandise outside an approved building shall be within an area enclosed with a sight obscuring fence at least six feet in height that is architecturally compatible in color and design with the building. However, promotional

displays, vehicle sales lots and plant materials may be displayed outside of an approved building or enclosed area so long as they are placed appurtenant to a building wherein the business displays the bulk of its goods for sale. In addition, retail nurseries shall be exempt from the enclosure of plant materials, and displayed merchandise shall not include any used equipment. Bufferyards or required landscaping shall not be used for the displaying of merchandise.

2. Site Lighting. All outdoor lighting shall be designed, located and mounted at heights no greater than eighteen feet above grade for non-cutoff lights and thirty-five feet above grade for cutoff lights. All outdoor lighting shall be designed and located such that the maximum illumination measured in foot-candles at the property line shall not exceed three-tenths foot-candle for non-cutoff lights and three foot-candles for cutoff lights.
3. Storage of Junk. No person shall store junk, partially or completely dismantled vehicles, or salvaged materials in any commercial zone outside a building. In the case of automobile repair shops, such materials must be enclosed within a building or an area having a sight-obscuring fence at least six feet in height.
4. Solid Waste Area. All solid waste storage facilities shall be located within an area enclosed with a sight-obscuring fence or wall that is architecturally compatible in color and design with the building.

D. Cell Towers.

No wireless communication facilities are allowed in the entryway zone.

(Ord. 02-31, 2002)

(Ord. No. 011-07, 6-7-2011; Ord. No. 016-02, 2-2-2016)

17.26.054 - Landscaping standards.

Landscaping in the form of trees, shrubs, and groundcover serve several purposes: The softening of harsh building forms and paved areas, the absorption of ground water, the reflection of seasonal color change, the provision of sound barriers (such as around utility substations or industrial yards), and urban wildlife habitat.

A. Landscaping Definitions.

Canopy Tree. A species of tree which normally bears crown foliage no lower than six feet above ground level upon maturity. Minimum size of canopy trees shall be two and one half inches in caliper.

Evergreen Tree or Shrub. A tree or shrub of a species which normally retains leaves / needles throughout the year. Minimum size of evergreen trees shall be five feet in height.

B. Landscaping.

1. Bufferyard Requirements. All commercial/Industrial land uses are required to place a bufferyard (landscaping strip) adjacent to and along the length of I-90, First Avenue North, or First Avenue South on which the use fronts. Such landscaping buffer shall extend from the edge of the public right-of-way. Placement and landscaping design shall be at the discretion of the developer, and the required trees and shrubs may be clustered to enhance the view of the

property from the public right-of-way as long as such uses conform with Section 17.26.052(C) of this code. A local design professional or local nursery must be consulted for assistance with the development of the landscape design. The use of native, drought-tolerant plant material is strongly encouraged. Evergreen trees are encouraged for bufferyards, and canopy trees are encouraged for parking areas. The planting of trees should be done in such a manner as to provide maximum solar efficiency throughout the site.

- a. The developer shall have the option of one of the following three bufferyards. Bufferyard depth is measured from the property line adjacent to the public right-of-way inward. Any buffer area which overlaps another buffer area shall be subtracted from the total to avoid double counting. The number of trees and shrubs required is per one hundred feet of frontage:

- (1) Twenty-five foot wide bufferyard: five Canopy or evergreen trees, ten Shrubs
- (2) Twenty foot wide bufferyard: ten Canopy or evergreen trees, fifteen Shrubs
- (3) Fifteen foot wide bufferyard: fifteen Canopy or evergreen trees, twenty Shrubs

- b. The following criteria shall also apply to the bufferyards.

- i. The landscape strip may be contoured. Berming shall be one foot of rise to four feet of run with a minimum of three feet in height. Depressions shall be no lower than the existing grade of the site.
- ii. All landscaped areas shall contain ground cover such as sod, shrubs, flowerbeds, or organic materials. No more than ten percent of the landscaped area shall contain rock, bark chips, stepping stones, or similar material.
- iii. All landscaped areas shall be sub-irrigated, maintained, and kept free of weeds, debris, and litter. Failure to do so constitutes a zoning violation. Existing mature trees and shrubs should be preserved and will be credited toward landscaping requirements.
- iv. Depth of bufferyard shall depend on density of vegetation.
- v. All new utility lines shall be placed underground.
- vi. New tree plantings shall not be constructed so as to grow into existing overhead utility lines.

C. Off-Street Parking Lot Landscaping.

Landscaping shall be provided within all parking areas as follows:

Parking lots containing more than ten spaces shall contain internal areas of landscaping totaling at least ten percent of the parking area. Each planting area shall contain at least three hundred square feet and at least one major tree and groundcover with irrigation. There must be a clearly designated pedestrian route from the parking lot to the street or main entrance.

- 1. A minimum of twenty square feet of landscaped area shall be provided for each parking space on parking lots containing more than ten spaces.
- 2. Two canopy and/or evergreen trees and five shrubs shall be required for every ten parking spaces or component thereof over ten parking spaces.

3. All landscaped areas shall contain ground cover such as sod, shrubs, flowerbeds or organic materials. No more than twenty-five percent of the landscaped area shall contain rock, bark chips, stepping stones or similar material.
4. The minimum width and/or length of any parking lot landscaped area shall be five feet.
5. Internal parking lot landscaping provided shall be proportionately dispersed, at the developer's discretion, in order to define aisles and limit unbroken rows of parking. The maximum horizontal or vertical unbroken length shall be limited to one hundred feet. Landscaped areas provided shall be in a scale proportionate to parking lot.
6. Any development that has parking abutting a required bufferyard, may extend the width of parking landscaping plant material. The minimum bufferyard width and that bufferyard a minimum of five feet and include the additional required landscaping material is required in addition to the parking landscaping.
7. Protection of Landscaped Areas. Landscaped areas within parking lots or the along perimeter of the property must be protected from vehicular traffic through the use of continuous concrete curbs, extruded asphalt or other approved permanent barriers.
8. All new utility lines shall be placed underground.

D. Commercial Uses Abutting Residential Uses.

All commercial uses abutting residential uses shall install a bufferyard. The bufferyard shall be ten feet wide and shall contain ten evergreen and/or canopy trees and ten shrubs per one hundred lineal feet. A solid fence or wall that is architecturally compatible in color and design with the building shall be required on the property line. The fence height shall be a minimum of six feet. Chain link or other wire fencing material is prohibited.

E. Fractions in the Calculation of Number of Trees and Shrubs.

In the calculation of trees and shrubs for bufferyards or parking landscaping, all fractions shall be rounded to the nearest, highest whole number.

(Ord. 02-31, 2002)

ON THE RUN REMODEL

CONOMART #72, LAUREL, MONTANA

LOCATION PLAN



VICINITY PLAN



EXTERIOR CONCEPTS

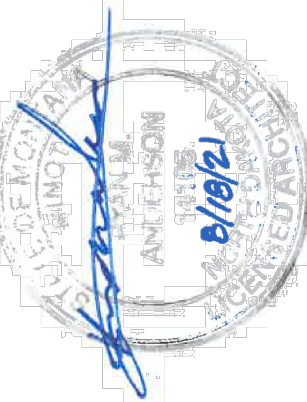


CODE SUMMARY

2018 INTERNATIONAL BUILDING CODE
ADDRESS: 411 HIGHWAY 212 SOUTH, LAUREL, MT
ZONING: HC - HIGHWAY COMMERCIAL
OCCUPANCY GROUP: MERCANTILE - GROUP M
CONSTRUCTION TYPES:
MERCANTILE = VB
NUMBER OF STORIES: SINGLE (1)
SPRINKLER SYSTEM: NON-SPRINKLERED
SMOKE DETECTION: YES
FIRE EXTINGUISHERS: YES
MAXIMUM TRAVEL PATH: 200'
MAX. COMMON PATH OF TRAVEL: 75'
MAX. DEAD END CORRIDOR: 20'
EXITS PROVIDED: TWO(2)
BUILDING SQUARE FOOTAGE: 3,130
MERCANTILE = 1,1159/60sf = 20 occupants
ANCILLARY = 1,072/300sf = 4 occupants
TOTAL OCCUPANT LOAD = 24 occupants

SHEET INDEX

- T100 TITLE SHEET
- A010 DEMOLITION FLOOR PLAN
A100 FLOOR PLAN
A101 EQUIPMENT PLAN & SCHEDULE
A102 REFLECTED CEILING PLAN
A103 CALLOUT PLAN
A104 ROOF PLAN
A200 EXTERIOR ELEVATIONS
A201 EXTERIOR ELEVATIONS
A300 EXISTING WALL SECTIONS
A301 NEW WALL SECTIONS
A401 INTERIOR SCHEDULES
A402 INTERIOR GRAPHIC DETAILS
A403 INTERIOR ELEVATIONS
A404 INTERIOR ELEVATIONS
A405 INTERIOR ELEVATIONS
A406 INTERIOR ELEVATIONS
A500 DETAILS
A600 EXTERIOR RENDERINGS
A601 EXTERIOR RENDERINGS
A602 INTERIOR RENDERINGS
A603 INTERIOR RENDERINGS
A604 INTERIOR RENDERINGS
A605 INTERIOR RENDERINGS
- M100 MECHANICAL PLANS
- E100 SCHEDULES & DETAILS
E200 LIGHTING PLAN
E300 POWER PLAN



PARKLAND ON THE RUN
CONOMART #72 REMODEL
411 HIGHWAY 212 SOUTH, LAUREL, MT

PROJECT CONTACTS

ARCHITECTURAL

ACKERMAN-ESTVOLD
1907 17TH ST SE
MINOT, ND 58701
PH. 701.857.9155

MECHANICAL/ELECTRICAL

PRAIRIE ENGINEERING
1905 17TH ST SE
MINOT, ND 58701
PH. 701.852.6363

NOTES

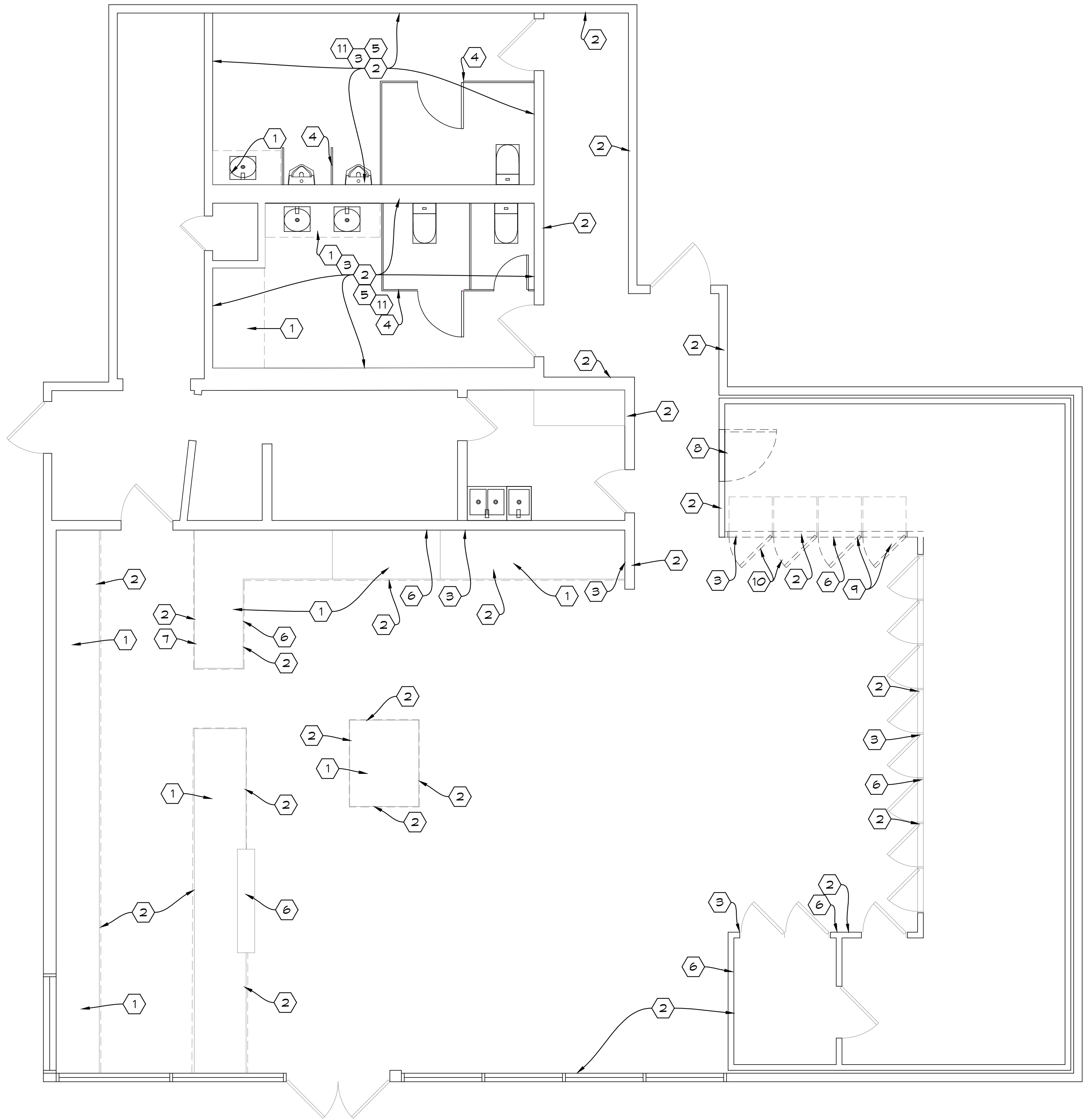
1. ALL DRAWINGS & SPECIFICATIONS APPLY TO ALL CONTRACTS AND TRADES. REFER TO EACH DRAWING & SPECIFICATION FOR COORDINATION BETWEEN CONTRACTS & TRADES.
2. ATTENTION IS DRAWN TO THE FACT THAT DRAWING SCALES MAY BE MODIFIED DURING REPRODUCTION PROCESSES. SCALES NOTED AND SHOWN HEREIN ARE BASED ON A SHEET SIZE OF 24" X 36". REFER TO THE BAR SCALES SHOWN ON INDIVIDUAL SHEETS AND ADJUST SCALES ACCORDINGLY.
3. UNDERGROUND UTILITIES EXIST IN THE VICINITY OF THE PROJECT THAT MAY NOT BE INDICATED ON THE DRAWINGS. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.

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DRAWN BY: TMB
CHECKED BY: SWH
DATE: 08/18/2021

REVISIONS	
#	DATE
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Project No. R21020.12	
TITLE SHEET	
T100	



1 DEMOLITION PLAN
A010 SCALE: 1/4" = 1'-0"

DEMO PLAN GENERAL NOTES	
1	ALL GENERAL DEMOLITION BY OWNER.
2	VERIFY ALL EXISTING CONDITIONS PRIOR TO STARTING WORK; ADVISE ARCHITECT OF ANY ADVERSE CONDITIONS PRIOR TO COMMENCEMENT OF WORK; IF ADVERSE CONDITIONS ARE ENCOUNTERED DURING THE COURSE OF CONSTRUCTION, CONTACT ARCHITECT PRIOR TO CONTINUING WORK.
3	SEE MECHANICAL/ELECTRICAL DRAWINGS FOR ADDITIONAL FLOOR CUTTING.
4	REMOVE EXISTING CORNER GUARDS AS NECESSARY TO PREP FOR NEW PAINT. STORE AND REINSTALL WHEN COMPLETED.

DEMO PLAN KEY NOTES (#)	
1	REMOVE COUNTERTOP, PREP FOR INSTALLATION OF NEW COUNTER TOP.
2	REMOVE ALL EXISTING WALL BASE. PREP FOR INSTALLATION OF NEW WALL BASE.
3	REMOVE EXISTING WALL TILE, PREP FOR NEW WALL FINISH.
4	REMOVE EXISTING RESTROOM PARTITIONS. STORE AND CLEAN FOR REINSTALLATION.
5	REMOVE EXISTING TOILET & URINAL FIXTURES. STORE FOR REINSTALLATION.
6	REMOVE EXISTING METAL SIGNAGE, PREP WALL FOR NEW FINISH.
7	REMOVE EXISTING PARTITION PANEL.
8	REMOVE EXISTING DOOR, PREP FOR FRAMING AND NEW WALL FINISH.
9	REMOVE COOLERS AND PREP FOR INSTALLATION OF NEW COOLERS.
10	REMOVE COOLERS, FRAME AND PREP FOR NEW WALL FINISH AND DOORS.
11	REMOVE EXISTING RESTROOM SINKS. SEE MECH.

PARKLAND ON THE RUN
CONOMART #72 REMODEL
411 HIGHWAY 212 SOUTH, LAUREL, MT

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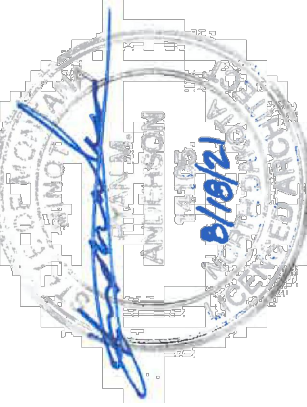
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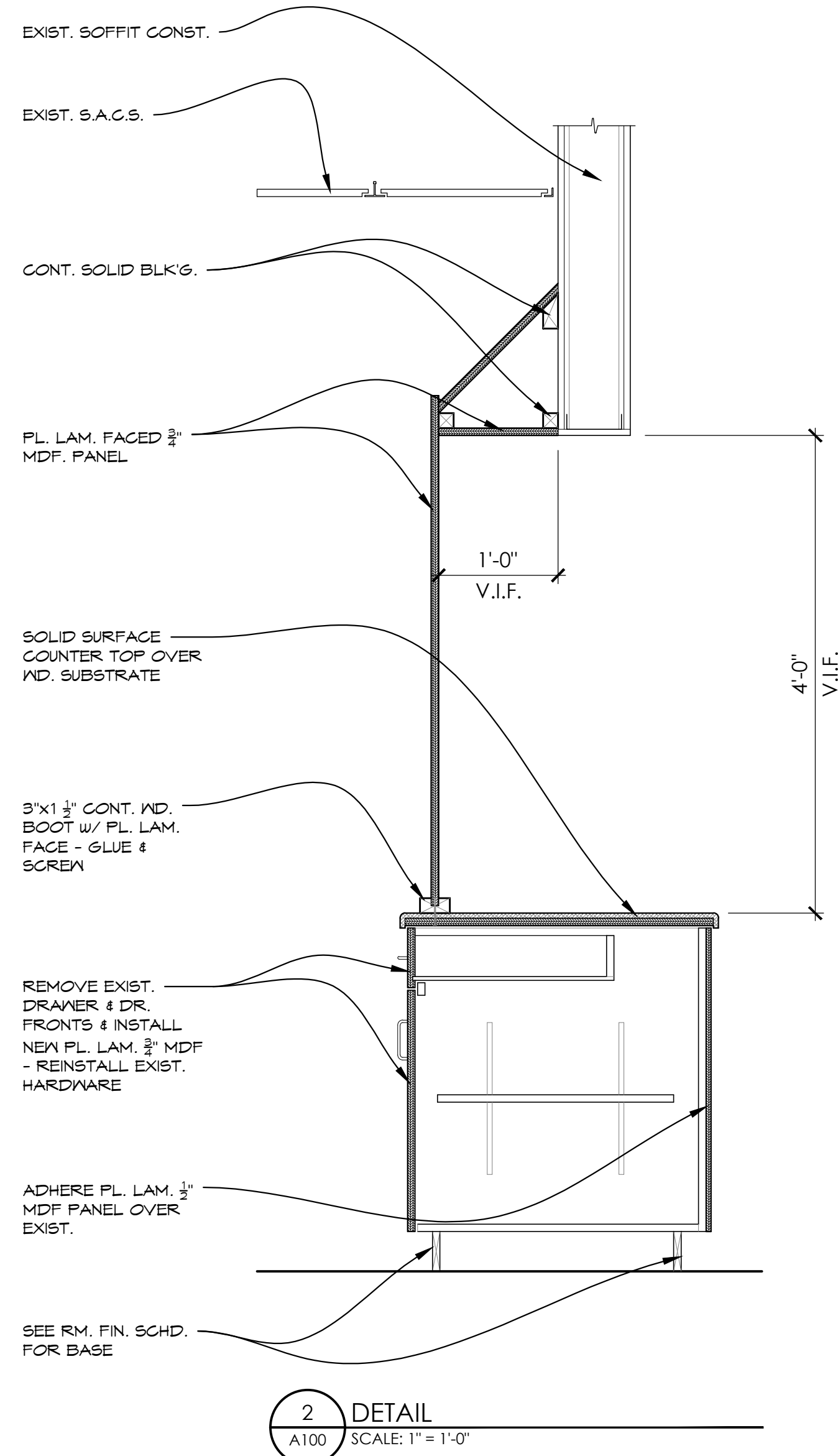
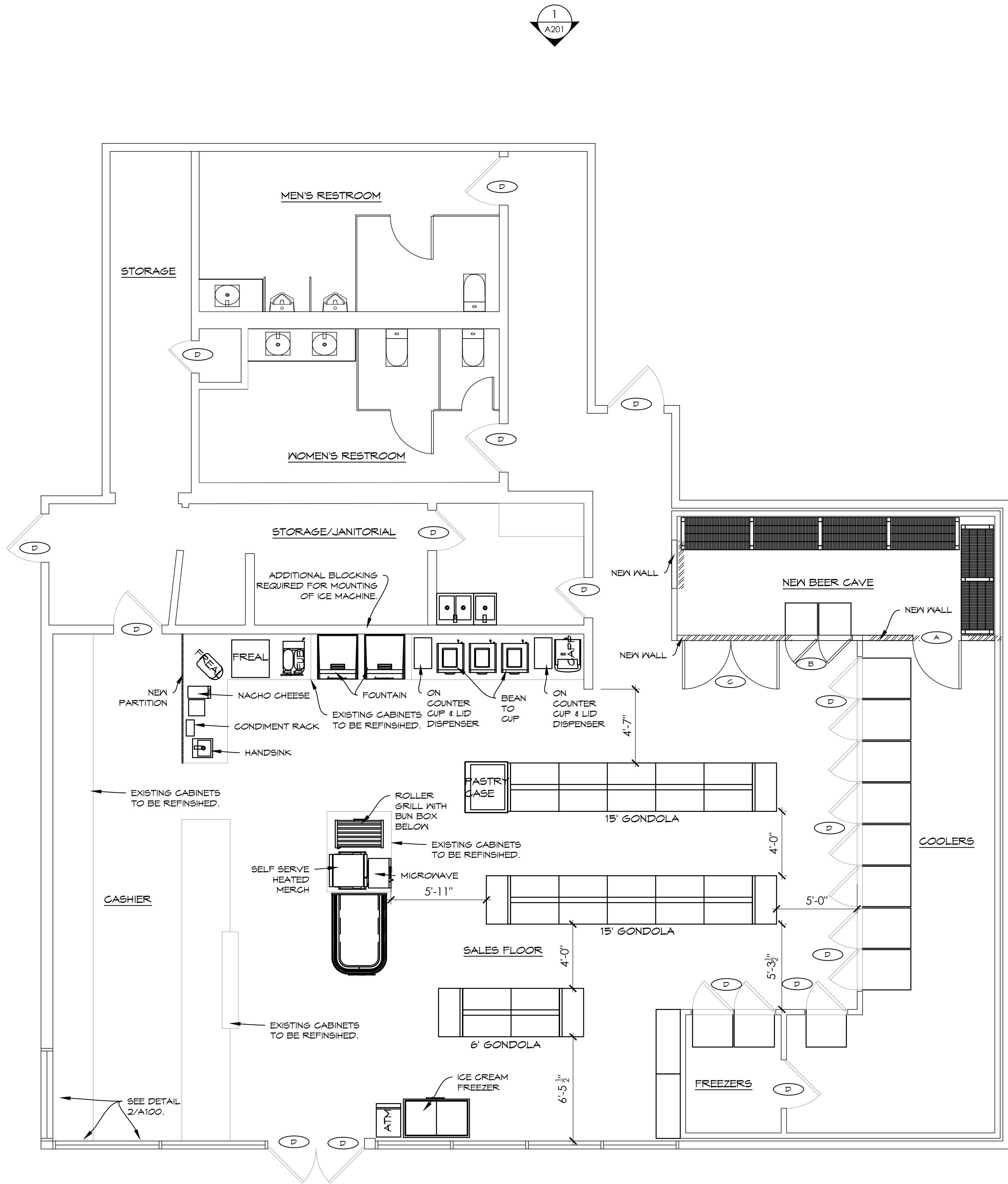
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DEMO FLOOR
PLAN

A010



1 FLOOR PLAN
A100 SCALE: 1/4" = 1'-0"



FLOOR PLAN GENERAL NOTES

1. VERIFY ALL EXISTING CONDITIONS PRIOR TO STARTING WORK; ADVISE ARCHITECT OF ANY ADVERSE CONDITIONS PRIOR TO COMMENCEMENT OF WORK; IF ADVERSE CONDITIONS ARE ENCOUNTERED DURING THE COURSE OF CONSTRUCTION, CONTACT ARCHITECT PRIOR TO CONTINUING WORK.
2. FIELD VERIFY ALL DIMENSIONS.
3. ALL VISUALLY EXPOSED GYP. BD. TO BE TAPED, TEXTURED, AND PAINTED.
4. SEE MECHANICAL & ELECTRICAL DRAWINGS FOR ADDITIONAL REQUIRED PATCHING.
5. ALL AREAS WHERE NEW WALL TILE OR MILLWORK TILE IS INSTALLED MUST HAVE CEMENT BACKERBOARD ATTACHED TO FACADE (IF NOT ALREADY PRESENT).
6. IF REFACING MILLWORK W/ LAMINATE, EXISTING MILLWORK IS TO HAVE NEW P-LAM OVER 3/4" MDF ATTACHED TO CABINET FRONTS.

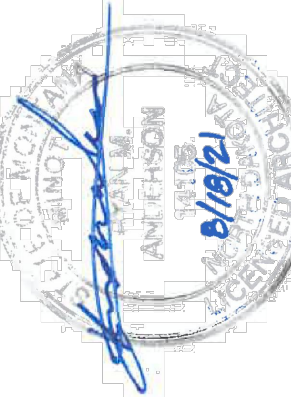
DOOR SCHEDULE

DOOR	SIZE
A	3'-0" VAULT DOOR PROVIDED BY COOLER MANUFACTURER.
B	24" X 75" WALK IN COOLER DOORS ARE ANTHONY WITH LED LIGHTING, BLACK FRAMES AND HARDWARE.
C	36" X 81" WALK THRU ANTHONY DOORS, HD BEER COOLER WITH BLACK FRAMES AND HARDWARE.
D	EXISTING DOOR - SEE SPECIFICATIONS

PARKLAND ON THE RUN CONOMART #72 REMODEL

411 HIGHWAY 212 SOUTH, LAUREL, MT

ACKERMAN
ESTVOLD
1907 17th St SE · Minot, ND 58701
701.837.8737 · www.ackerman-estvold.com
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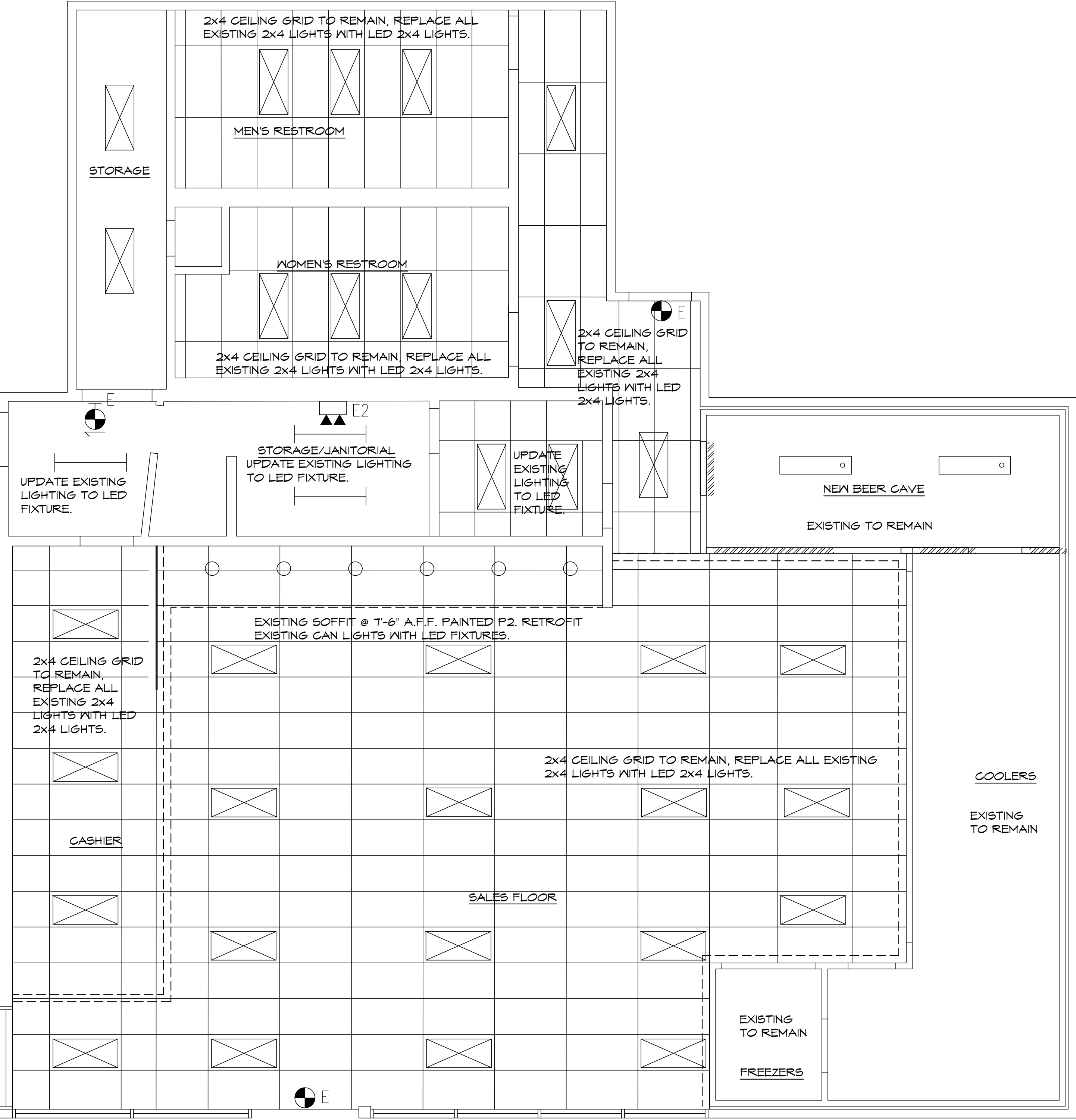
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FLOOR PLAN

A100



1 REFLECTED CEILING PLAN
A102 SCALE: 1/4" = 1'-0"

REFLECTED CEILING PLAN GENERAL NOTES

- 1 HVAC BY LOCAL CONTRACTOR TO BE COORDINATED WITH THIS PLAN.
- 2 REFERENCE INTERIORS FOR HEIGHTS OF HEADERS, SOFFITS, AND FURR-DOWNS.
- 3 REFERENCE INTERIORS FOR FINISH KEY.
- 4 REFER TO INTERIOR ELEVATIONS TO VERIFY LIGHTING PLACEMENT DO NOT INTERFERE WITH INTERIOR GRAPHICS.

PARKLAND ON THE RUN
CONOMART #72 REMODEL
411 HIGHWAY 212 SOUTH, LAUREL, MT

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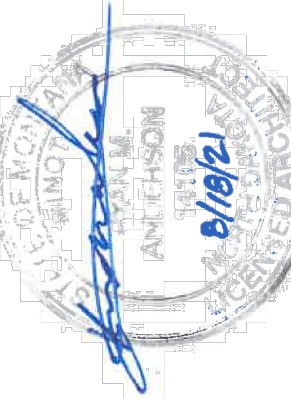
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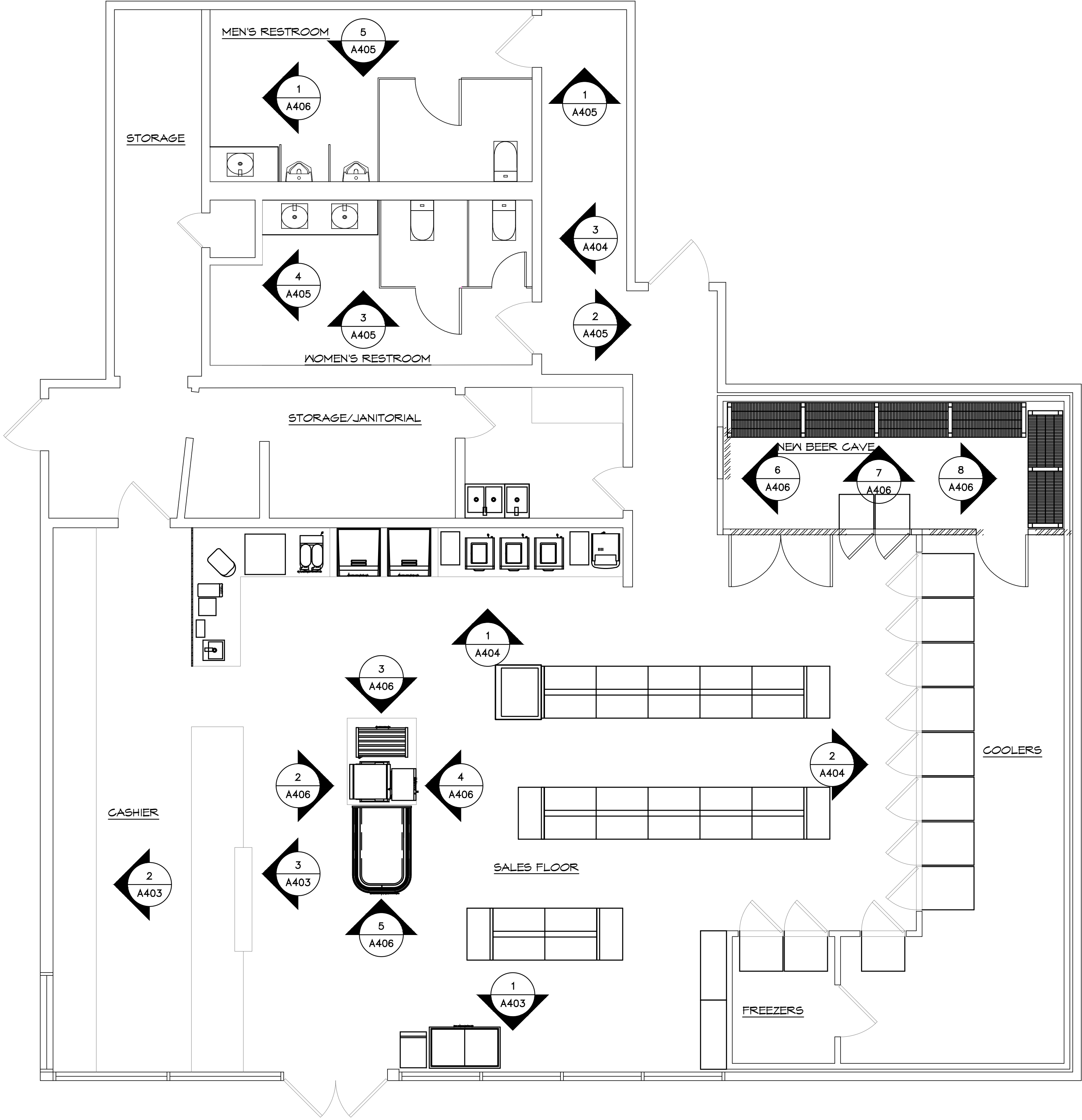
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REFLECTED
CEILING PLAN

A102





1 CALLOUT PLAN
A103 SCALE: 1/4" = 1'-0"



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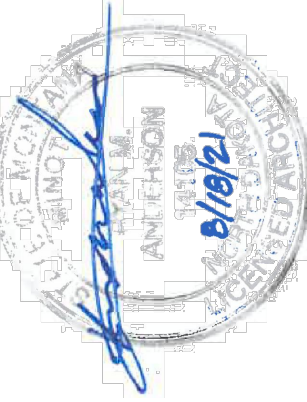
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CALLOUT
PLAN

A103



1 ROOF PLAN
A104 SCALE: 1/4" = 1'-0"



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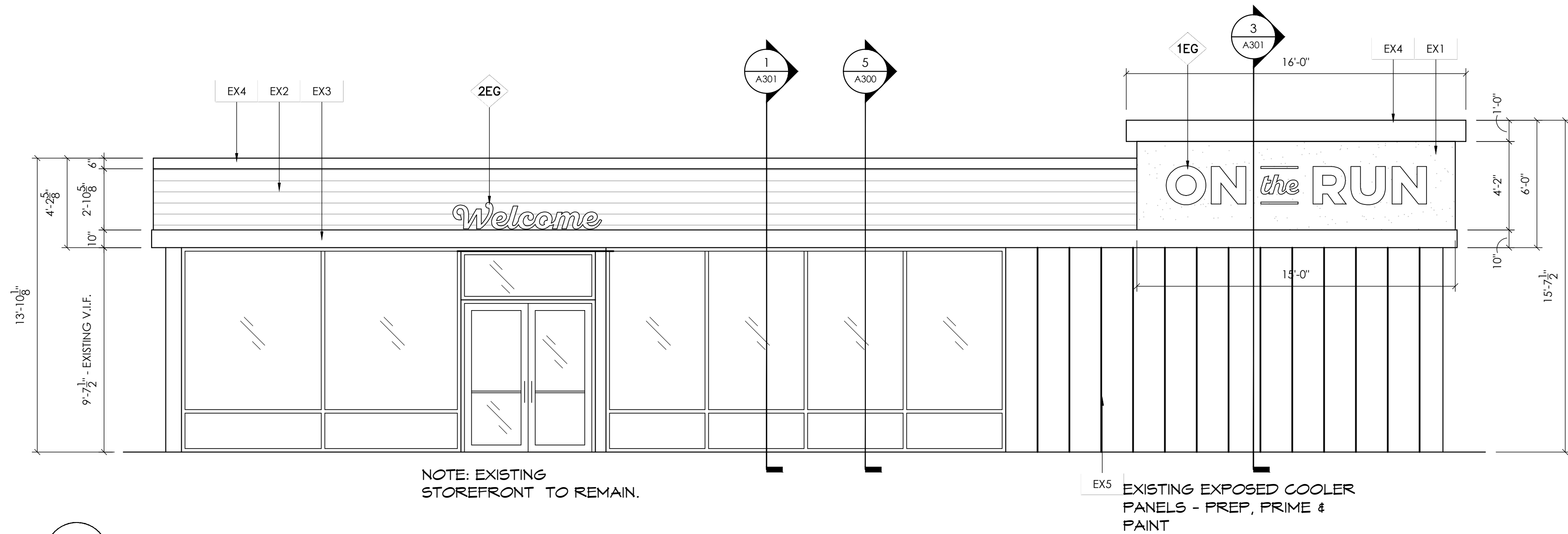
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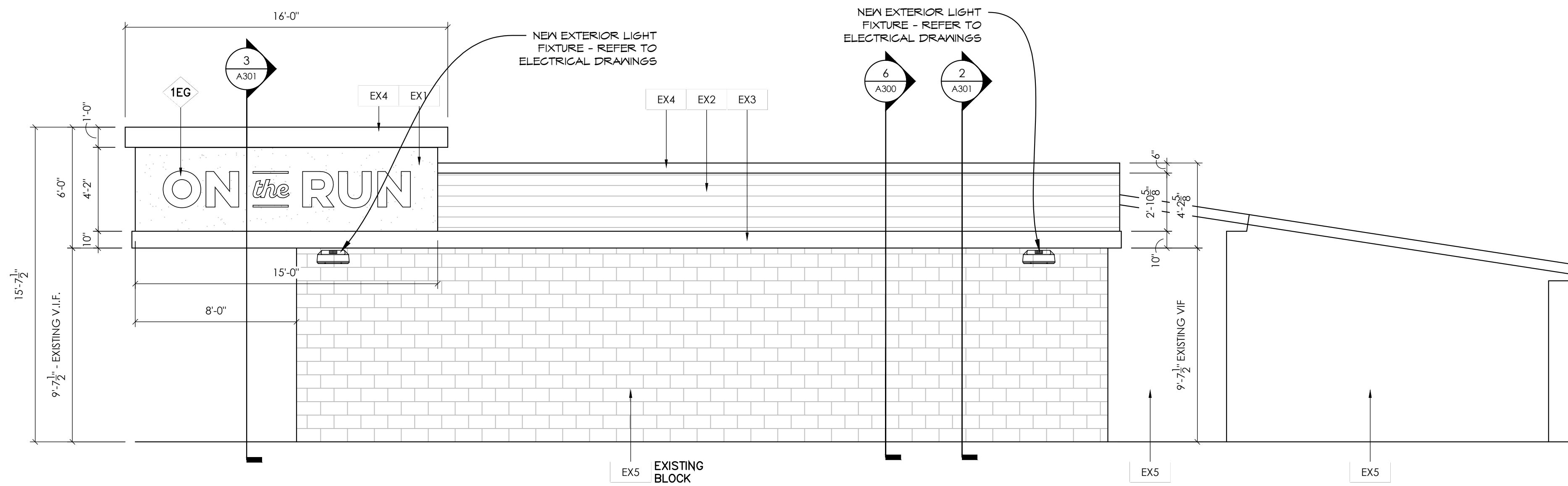
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ROOF PLAN

A104



1 WEST BUILDING ELEVATION
SCALE: 1/4" = 1'-0"



2 SOUTH BUILDING ELEVATION
SCALE: 1/4" = 1'-0"

3469 - EXTERIOR FINISH SCHEDULE			
ID	DESCRIPTION	COLOR	MANUFACTURER/CONTACT
EX1	EIFS/STUCCO	#SW6905 GOLDFINCH, LYMESTONE FINISH	SHERWIN WILLIAMS
			ASHLYNN BOURQUE 214.553.3944
EX2	18" X 72" FIBER CEMENT ARCHITECTURAL BLOCK	VINTAGEWOOD WOOD SERIES	NICHIHA
		CEDAR - CLEAR ANODIZED CORNER KEY	RYAN PARKER 770.805.9466
EX3	METAL TRIM	BENJAMIN MOORE #2002-10 VERMILION	PER G.C.
EX4	METAL CORNICE AND COPING CAPS	CHAMPAGNE	BERRIDGE METAL (OR COMPARABLE)
			BERRIDGE.COM
EX5	EXTERIOR GRADE PAINT	#SW7017 MINDFUL GRAY	SHERWIN WILLIAMS
	SUBSTRATE TO DETERMINE PAINT		ASHLYNN BOURQUE 214.553.3944
EXTERIOR FINISH GENERAL NOTES			
1	CONSULT LOCAL CONTRACTOR FOR STANDARD MATERIALS.		
2	CONSULT PARAGON SOLUTIONS FOR COLOR VERIFICATIONS AND GRAPHICS.		
3	MATERIALS MAY NOT BE SUBSTITUTED WITHOUT PERMISSIONS FRM OWNER OR PARAGON SOLUTIONS.		
4	FIELD VERIFY ALL EXTERIOR ELEVATIONS AND GRAPHICS FOR ACCURATE DIMENSIONS.		

3469 - EXTERIOR GRAPHIC SCHEDULE				
ID	NAME	QTY	DESCRIPTION	INSTALLATION
1EG	LARGE "ON THE RUN" CHANNEL LETTERS	2	FACE-LIT LED CHANNEL LETTERS, RETURNS TO MATCH FACE. BLUE: PMS 293C, RED: PMS 485C	MOUNTS DIRECTLY TO EXTERIOR WALL
2EG	"WELCOME" SCRIPT CHANNEL LETTERS	1	FACE-LIT LED CHANNEL LETTERS, RETURNS TO MATCH FACE. WHITE	MOUNTS TO FRONT EDGE OF CANOPY
3EG	SMALL "ON THE RUN" CHANNEL LETTERS	1	FACE-LIT LED CHANNEL LETTERS, RETURNS TO MATCH FACE. BLUE: PMS 293C, RED: PMS 485C, OPAQUE BACKER PANEL YELLOW: PMS 130	MOUNTS DIRECTLY TO EXTERIOR WALL
EXTERIOR GRAPHIC GENERAL NOTES				
1	DETERMINE ALL GRAPHIC APPLICATIONS BY USING FIELD DIMENSIONS ONLY.			
2	NO GRAPHIC SUBSTITUTIONS ARE ALLOWED WITHOUT PARAGON SOLUTIONS OR OWNERS CONSENT.			
3	REVIEW ALL FINAL PRODUCTION DRAWINGS WITH PARAGON SOLUTIONS PRIOR TO PRODUCTION.			
4	PROVIDE INSTALLTION COSTS UNLESS OTHERWISE NOTED.			
5	GC AND GRAPHICS INSTALLER/PROVIDER TO COORDINATE ON WALL PREP BEHIND ANY VINYL WALLCOVERINGS.			

PARKLAND ON THE RUN
CONOMART #72 REMODEL
411 HIGHWAY 212 SOUTH, LAUREL, MT

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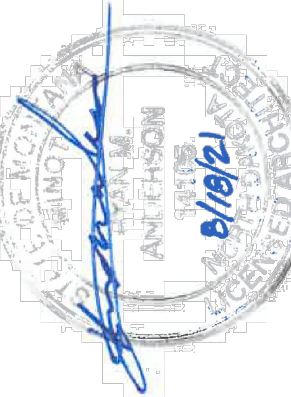
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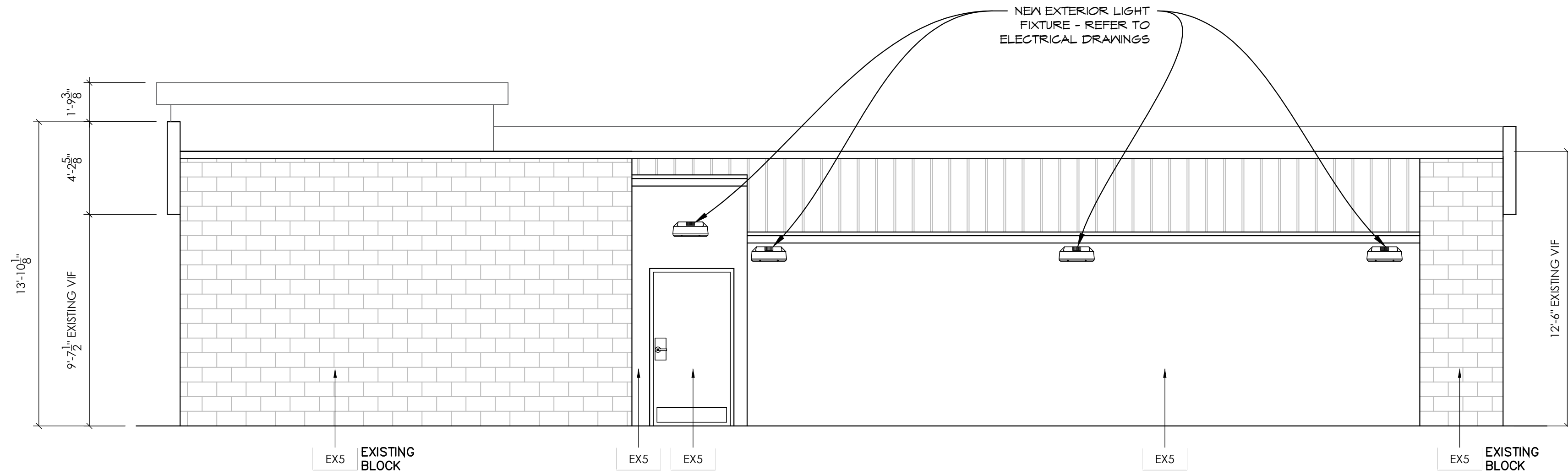
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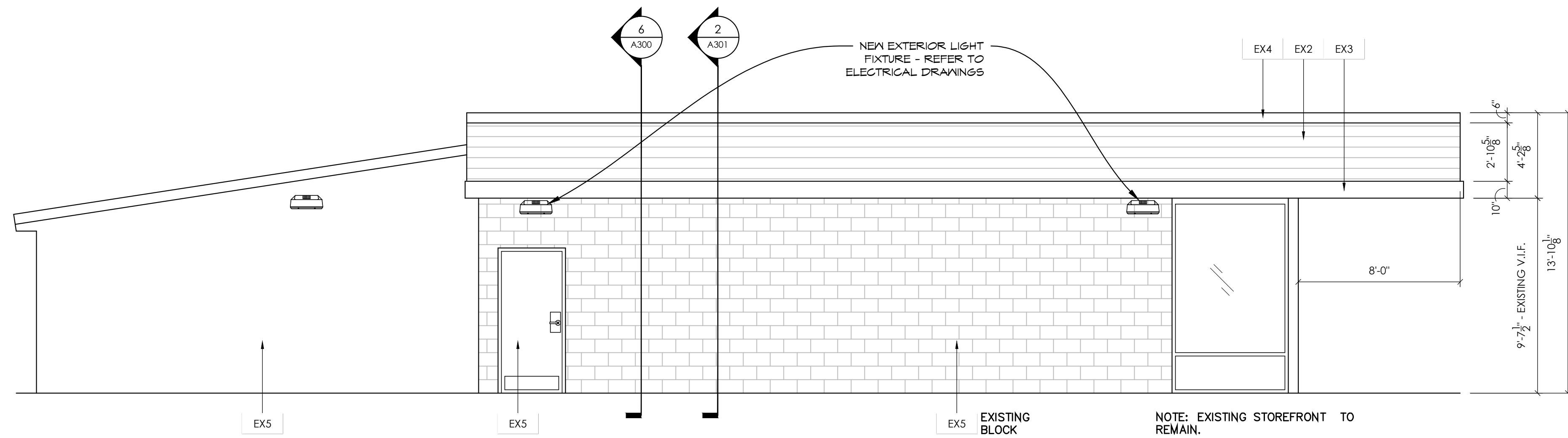
EXTERIOR
ELEVATIONS

A200





1 EAST BUILDING ELEVATION
A201 SCALE: 1/4" = 1'-0"



2 NORTH BUILDING ELEVATION
A201 SCALE: 1/4" = 1'-0"

NOTE: FIELD VERIFY ALL
EXISTING DIMENSIONS PRIOR TO
ORDERING MATERIALS.

PARKLAND ON THE RUN
CONOMART #72 REMODEL
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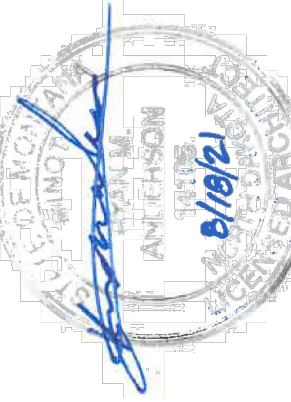
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EXTERIOR
ELEVATIONS

A201





1 EX. EAST ELEVATION PHOTO
A300 N.T.S.



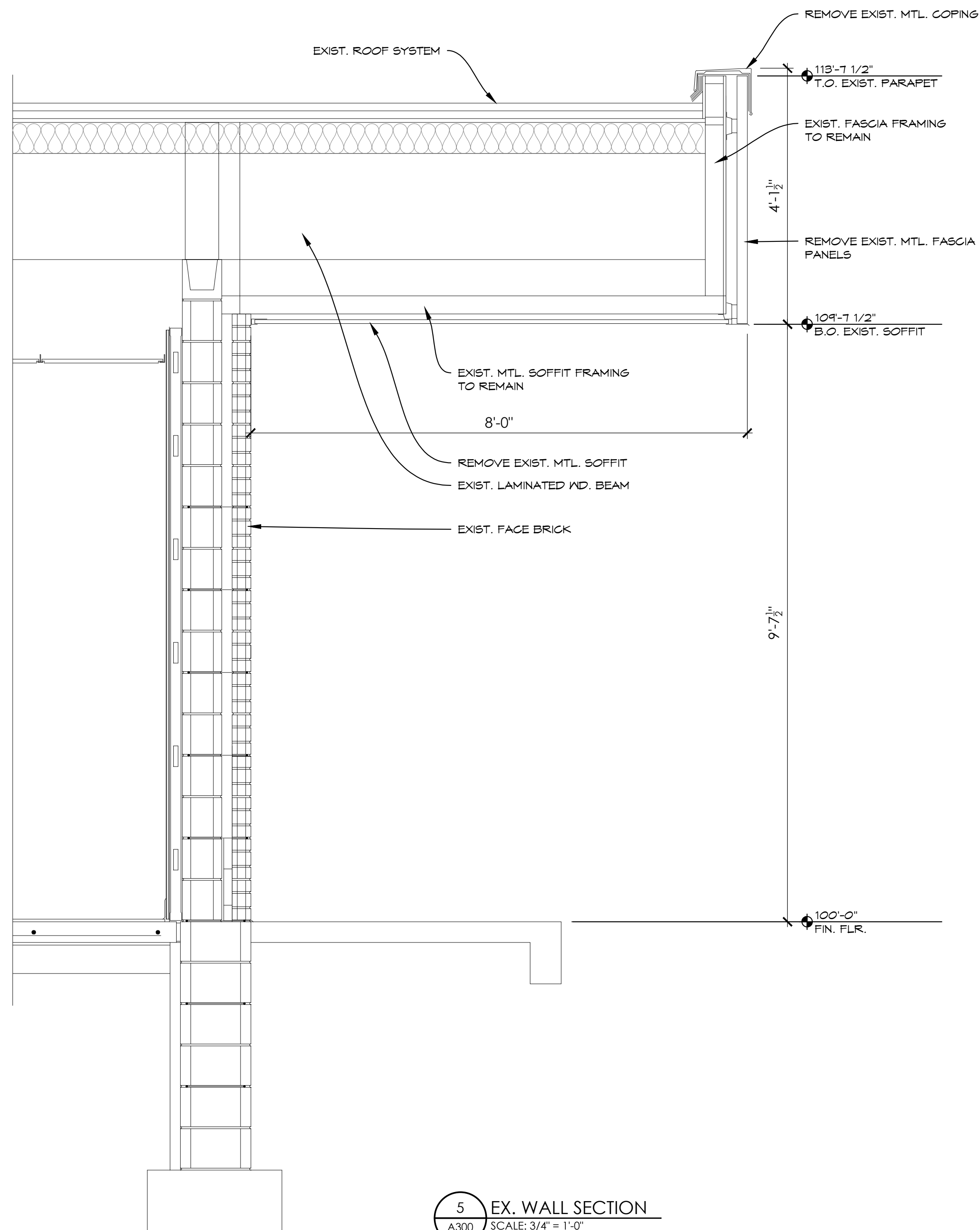
2 EX. NORTH ELEVATION PHOTO
A300 N.T.S.



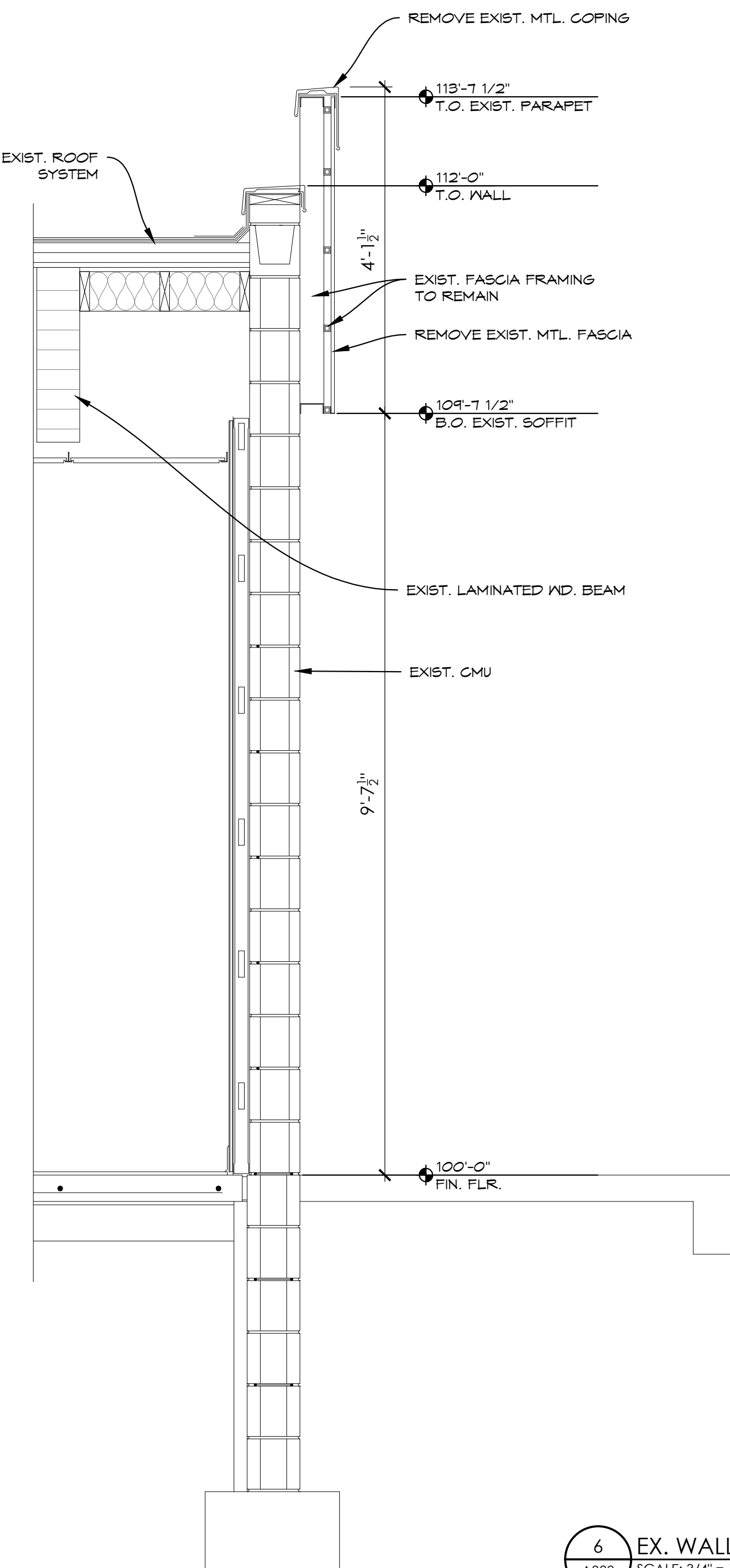
3 EX. WEST ELEVATION PHOTO
A300 N.T.S.



4 EX. SOUTH ELEVATION PHOTO
A300 N.T.S.



5 EX. WALL SECTION
A300 SCALE: 3/4" = 1'-0"



6 EX. WALL SECTION
A300 SCALE: 3/4" = 1'-0"

PARKLAND ON THE RUN
CONOMART #72 REMODEL
411 HIGHWAY 212 SOUTH, LAUREL, MT

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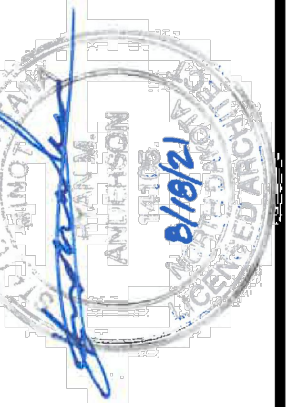
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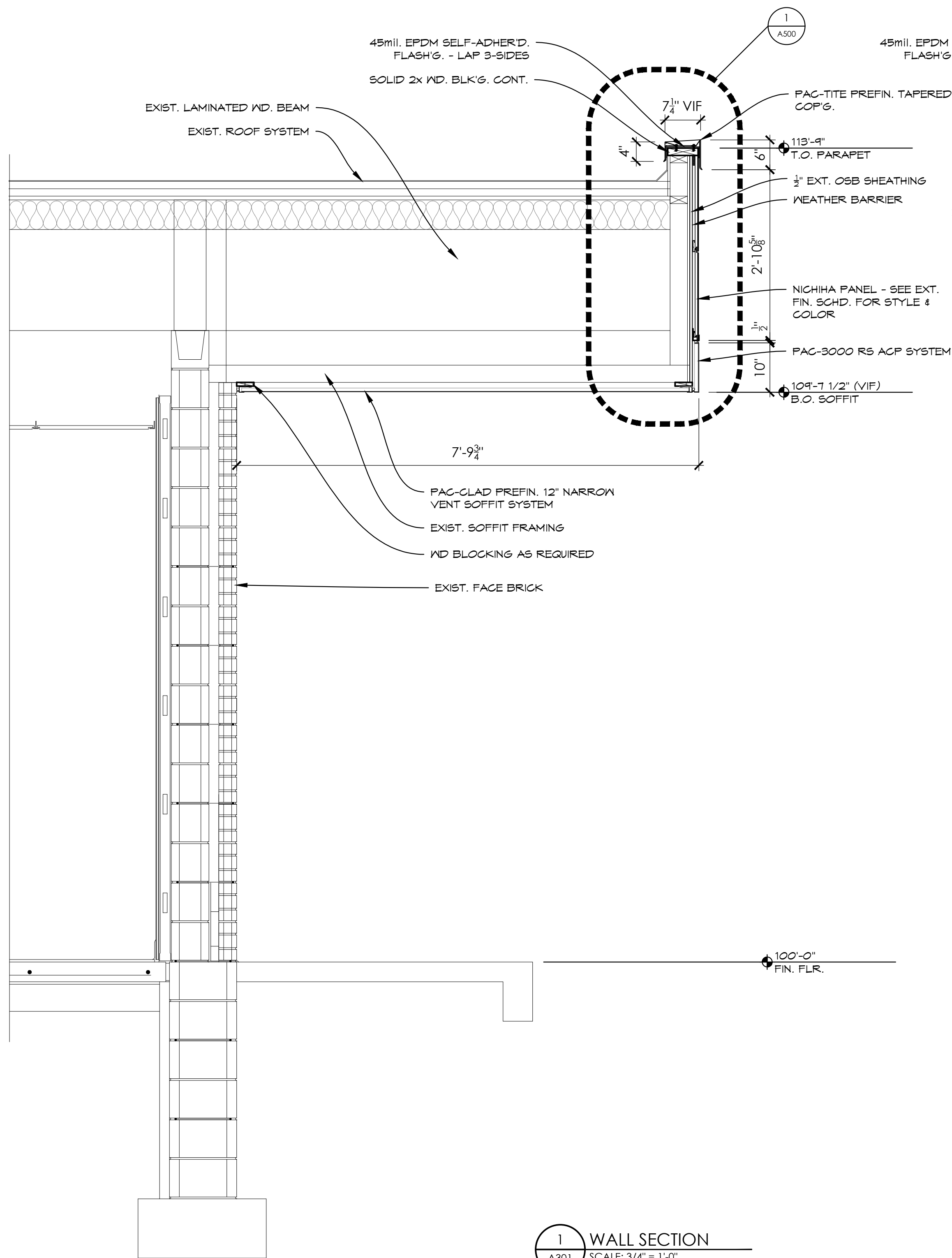
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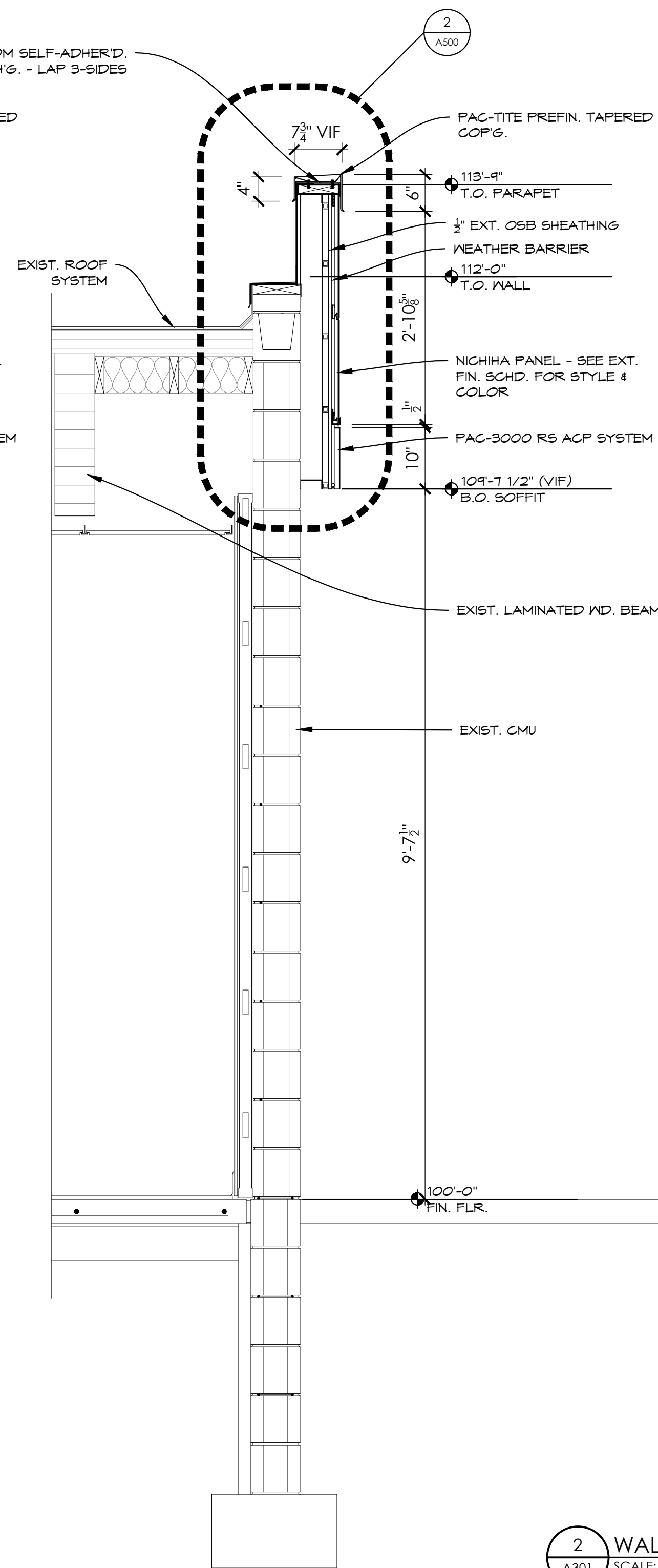
EXIST. WALL
SECTIONS

A300

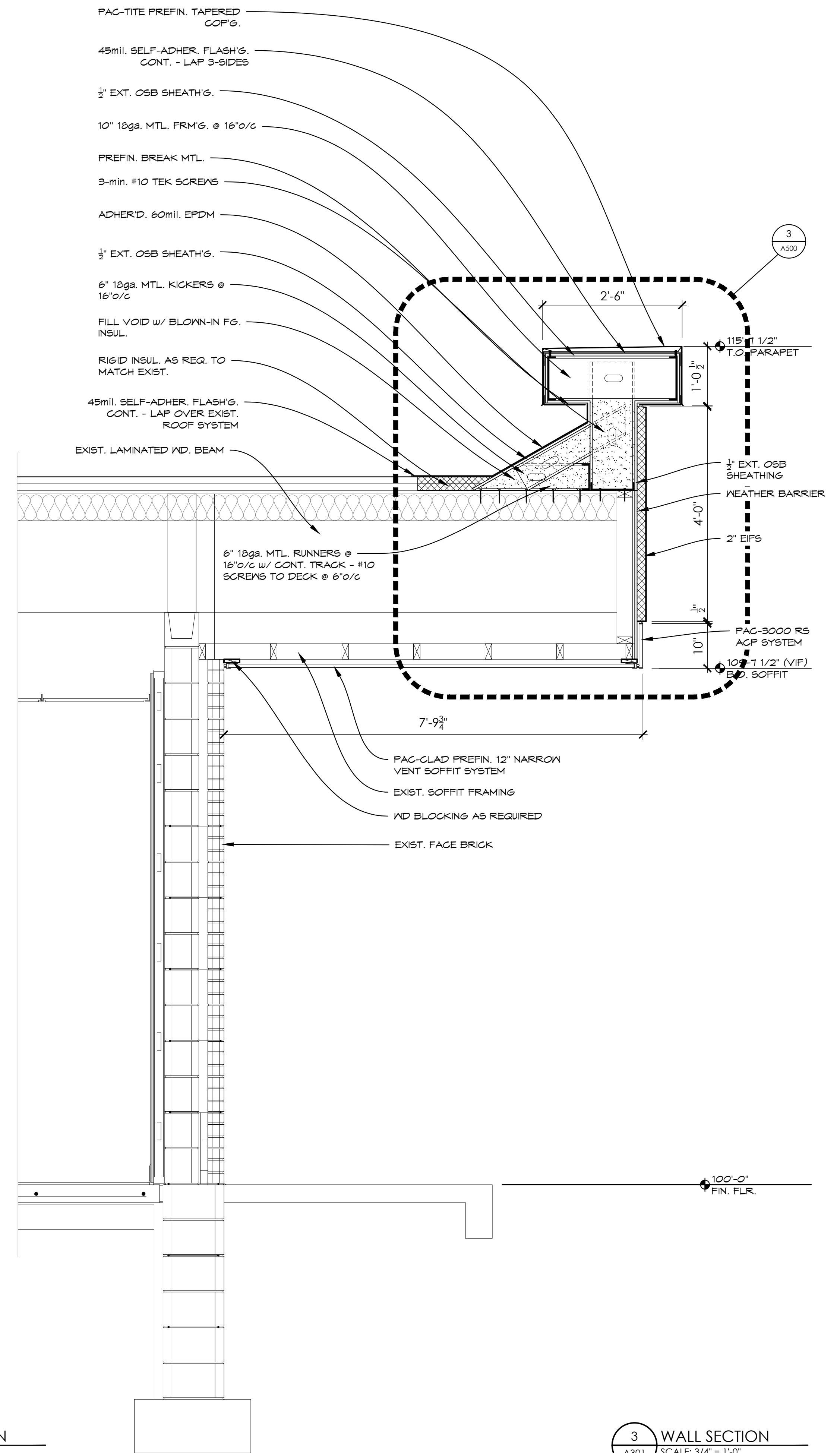




1 WALL SECTION
A301 SCALE: 3/4" = 1'-0"



2 WALL SECTION
A301 SCALE: 3/4" = 1'-0"



3 WALL SECTION
A301 SCALE: 3/4" = 1'-0"

PARKLAND ON THE RUN CONOMART #72 REMODEL 411 HIGHWAY 212 SOUTH, LAUREL, MT

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NEW WALL
SECTIONS

A301

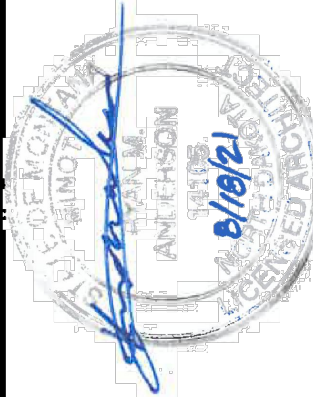


3469 - INTERIOR FINISH SCHEDULE			
ID	DESCRIPTION	COLOR	MANUFACTURER/CONTACT
P1	EGGSHELL FINISH INTERIOR LATEX PAINT	#SW7637 OYSTER WHITE	SHERWIN WILLIAMS
	PAINT MIX TBD BY SUBSTRATE		ASHLYNN BOURQUE 214.553.3944
P2	EGGSHELL FINISH INTERIOR LATEX PAINT	#SW6905 GOLDFINCH	SHERWIN WILLIAMS
	PAINT MIX TBD BY SUBSTRATE		ASHLYNN BOURQUE 214.553.3944
P3	EGGSHELL FINISH INTERIOR LATEX PAINT	#SW7673 PEWTER CAST	SHERWIN WILLIAMS
	PAINT MIX TBD BY SUBSTRATE		ASHLYNN BOURQUE 214.553.3944
SS1	1/2" SOLID SURFACING	#9115G5 ZEN GREY	WILSONART LISA PORTILLO
			PORTILL@WILSONART.COM 214.634.2310
PL1	PLASTIC LAMINATE - SOFT GRAIN FINISH	#8217-12 ITALIAN SILVER ASH	WILSONART LISA PORTILLO
		RE-COVER LAMINATE TO BE APPLIED OVER EXISTING CABINETRY	PORTILL@WILSONART.COM 214.634.2310
BR1	FAUX BRICK VENEER	USED BRICK #WHITE	URESTONE
			MATT WASIAK 314.422.3736
WT1	6 X 36 COLORBODY PORCELAIN TILE	FOREST PARK #SUGARMAPLE FP96	DALTILE TAYLOR LEWIS
	WALL TILE - 1/3 OFFSET INSTALLATION	CUSTOM BUILDING PRODUCTS #59 SADDLE BROWN GROUT (1/8" LINES)	TAYLOR.LEWIS1@DALTILE.COM 918.527.3320
WT2	3 X 12 ELONGATED PICKET	CRAYONS #BRIGHT WHITE SETCRAWH312	CROSSVILLE ILKNUR OZGUR
	WALL TILE - STACKED, VERTICAL INSTALLATION	CUSTOM BUILDING PRODUCTS #386 OYSTER GRAY GROUT (3/32" LINES)	IOZGUR@CROSSVILLESTUDIOS.COM 512.994.8832
WT3	3 X 6 GLAZED CERAMIC TILE	COLOR WHEEL CLASSIC #SEA BREEZE 1174	DALTILE TAYLOR LEWIS
	WALL TILE - STACKED BOND INSTALLATION	CUSTOM BUILDING PRODUCTS #386 OYSTER GRAY GROUT (1/16" LINES)	TAYLOR.LEWIS1@DALTILE.COM 918.527.3320
WT4	12 X 24 GLAZED PORCELAIN TILE	ARTICULO #EDITORIAL WHITE AR06	DALTILE TAYLOR LEWIS
	WALL TILE - STACKED BOND INSTALLATION	CUSTOM BUILDING PRODUCTS #386 OYSTER GRAY GROUT (1/16" LINES)	TAYLOR.LEWIS1@DALTILE.COM 918.527.3320
B1	6" VINYL WALL BASE	#174 SMOKE OR	ROPPE WWW.ROPPE.COM OR
		#55 SILVER GREY	JOHNSONITE WWW.JOHNSONITE.COM
TR1	METAL TRIM	#JOLLY PROFILE IN SATIN NICKEL ANODIZED ALUMINUM	SCHLUTER SYSTEMS (THRU FLORIDA TILE)
			SPRING MARSAUS 469.340.8868

INTERIOR FINISH GENERAL NOTES	
1	ROUTE ALL ELECTRICAL COMPONENTS TO DECORATIVE LIGHTING OUT OF CUSTOMER'S VIEW, IF APPLICABLE.
2	SCHLUTER STAINLESS STEEL CORNER GUARDS USED ON ALL HIGH TRAFFIC WALLS.
3	SCHLUTER ECK-K STAINLESS STEEL EDGING PROFILE FOR OUTSIDE CORNERS OF ALL TILED WALLS.
4	USE ALUMINUM KICK PLATES ON BOTH THE INSIDE AND OUTSIDE OF RESTROOM DOORS, IF APPLICABLE.
5	ALL FIXTURES ON DOORS AND JAMBS TO BE SATIN BRUSHED ALUMINUM UNLESS OTHERWISE SPECIFIED.
6	MAIN SALES CABINET TO BE FINISHED IN (PL1) ON EMPLOYEE SERVICE SIDE AND SUPPORT AREAS.
7	FINAL DETAILS OF ALL CABINETRY COORDINATED BETWEEN OWNER AND/OR GC AND MILLWORK OR METAL CABINET FABRICATOR.
8	ALL WALLS THAT ARE NOT DRYWALL (INCLUDING BUT NOT LIMITED TO TILE, WOOD, MASONRY, ECT.) TO BE REINFORCED WITH GREEN BOARD BEHIND WALL FINISHES.
9	ALL TILE GROUT TO HAVE CLEAR SEALANT (GROUT COLORS SPECIFIED ON FINISH SCHEDULE.)
10	ALL B.O.H. WALLS TBD BY OWNER AND/OR FOOD SERVICE PROGRAM, IF APPLICABLE.
11	MANAGER OFFICE WALLS PAINTED (P1) WITH (B1) AND (PL1) MILLWORK WITH (SS1) COUNTERTOPS.
12	DIGITAL SCREENS/MENU BOARD SIZES, MAKES, MODELS, QUANTITY, MOUNTING HEIGHTS, ECT. TO BE VERIFIED BY OWNER AND/OR FOOD SERVICE PROGRAM PRIOR TO PURCHASE AND INSTALLATION, IF APPLICABLE.
13	REFERENCE COLORED INTERIOR RENDERINGS BY PARAGON SOLUTIONS FOR OVERALL APPEARANCE OF MATERIAL PLACEMENT.
14	ANY AND ALL MATERIAL SUBSTITUTIONS MUST BE APPROVED BY PARAGON SOLUTIONS.
15	ALLOW 4-6 WEEKS (MINIMUM) LEAD TIME FOR ORDERING.
16	GC AND GRAPHICS INSTALLER/PROVIDER TO COORDINATE ON WALL PREP BEHIND ANY VINYL WALLCOVERINGS, IF APPLICABLE.

3469 - INTERIOR GRAPHIC SCHEDULE				
ID	NAME	QTY	DESCRIPTION	INSTALLATION
1G	SNOWFLAKE ICON	1	1/2" WHITE EXPANDED PVC	MOUNTED DIRECTLY TO WALL
2G	NEVER RUN ON EMPTY GRAPHIC	1	COMMERCIAL GRADE VINYL	ADHERE TO INTERIOR GLASS
3G	ON THE RUN DOOR BANNERS	2	DOUBLE SIDED DIGITALLY PRINTED ON COMMERICAL GRADE MATTE VINYL	ADHERED TO INTERIOR GLASS
4G	ON THE RUN LOGO SIGN	1	1/2" PAINTED EXPANDED PVC WITH FINISHED EDGES	MOUNTED DIRECTLY TO WALL
5G	EMPLOYEES ONLY SIGN	2	DIGITALLY PRINTED ON 1/4" EXPANDED PVC	MOUNTED DIRECTLY TO DOOR
6G	FILL AND CHILL SIGN	1	1/2" PAINTED EXPANDED PVC WITH FINISHED EDGES	MOUNTED DIRECTLY TO WALL
7G	FOUNTAIN MACHINE TRANSILITE GRAPHIC	1	TO BE PRINTED AND PROVIDED BY FOUNTAIN MANUFACTURER	
8G	RESTROOM PERPENDICULAR SIGN	1	DUAL LAYERED SIGN. BACKGROUND LAYER: 1/2" PVC WITH WOODEN LAMINATE FACE OR DIGITALLY PRINTED WOODEN FACE ON ALL EDGES. FOREGROUND LAYER: 1/4" DIGITALLY PRINTED ICONS ON WHITE PVC. MOUNTED ON 4 VISIBLE STANDOFFS.	PEG MOUNTED TO WALL
9G	BEERTOPIA SIGN	1	3" LOW PROFILE CHANNEL LETTERS WITH ACRYLIC FACE AND BLUE RETURNS.	MOUNTED FLUSH WITH FRONT ON YELLOW LEDGE
10G	YELLOW LEDGE	1	TO BE CONSTRUCTED OF LIGHTWEIGHT MATERIAL AND PAINTED YELLOW ON ALL SIDES. LEDGE TO BE BETWEEN 5-6" DEEP. TO HAVE LED UPLIGHTING TO GIVE HALO GLOW BEHIND MOUNTED BEERTOPIA TEXT.	MOUNTED DIRECTLY TO WALL
11G	ENTER FOR BEER PARADISE DOOR DECAL	2	COMMERCIAL GRADE FROSTED VINYL TEXT	ADHERED TO FRONT OF DOORS
12G	REFRESH AND REFUEL COOLER SIGN	1	3" LOW PROFILE CHANNEL LETTERS WITH ACRYLIC FACE AND RETURNS TO MATCH.	MOUNTED DIRECTLY TO WALL
13G	LIFE SIZE WALL GENDER ICONS	1 SET	COMMERCIAL GRADE VINYL	ADHERED DIRECTLY TO WALL
14G	BLUE ADA GENDER SIGNS	1 SET	TO BE SOURCED BY GRAPHICS MANUFACTURER	
15G	GOT TO GO? SIGN	1	1/2" PAINTED EXPANDED PVC WITH FINISHED EDGES	MOUNTED DIRECTLY TO WALL
16G	LOOKING GOOD TODAY SIGN	2	1/2" PAINTED EXPANDED PVC WITH FINISHED EDGES	MOUNTED TO TILE
17G	BITES ON THE RUN ISLAND TOPPER	1	4 SIDED DIGITALLY PRINTED SIGN ON 1/4" PVC OR STYRENE.	MOUNTED ABOVE REFRIGERATED ISLAND
18G	ISLAND SHELVING STRIPS	1 SET	PRINTED ON HEAVY CARDSTOCK	PLACED INSIDE CHANNEL STRIPS.
19G	BITES ON THE RUN PRINTED DECAL	1 SET	COMMERCIAL GRADE VINYL	ADHERED TO MIDDLE PORTION OF ISLAND CASE.
20G	INTERIOR BEER CAVE GRAPHICS	1 SET	EXTERIOR GRADE VINYL WITH HEAVY DUTY OVERLAMINATE. TO BE FORMULATED FOR COLD TEMPERATURES.	ADHERED TO CAVE WALLS 48 HRS BEFORE REFRIGERATION UNIT HAS BEEN TURNED ON.

INTERIOR GRAPHIC GENERAL NOTES	
1	DETERMINE ALL GRAPHIC APPLICATIONS BY USING FIELD DIMENSIONS ONLY.
2	NO GRAPHIC SUBSTITUTIONS ARE ALLOWED WITHOUT PARAGON SOLUTIONS OR OWNERS CONSENT.
3	REVIEW ALL FINAL PRODUCTION DRAWINGS WITH PARAGON SOLUTIONS PRIOR TO PRODUCTION.
4	PROVIDE INSTALTION COSTS UNLESS OTHERWISE NOTED.
5	GC AND GRAPHICS INSTALLER/PROVIDER TO COORDINATE ON WALL PREP BEHIND ANY VINYL WALLCOVERINGS.



PARKLAND ON THE RUN
CONOMART #72 REMODEL
411 HIGHWAY 212 SOUTH, LAUREL, MT

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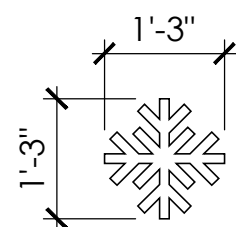
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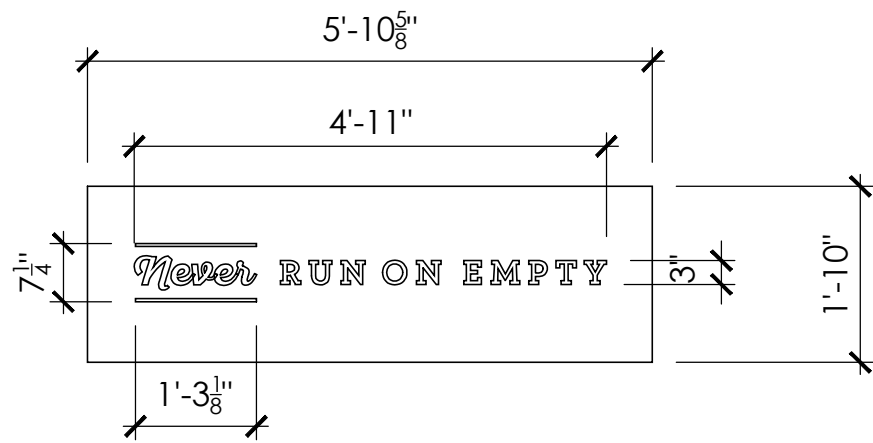
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INTERIOR
SCHEDULES

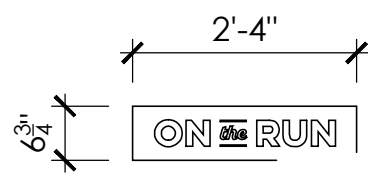
A401



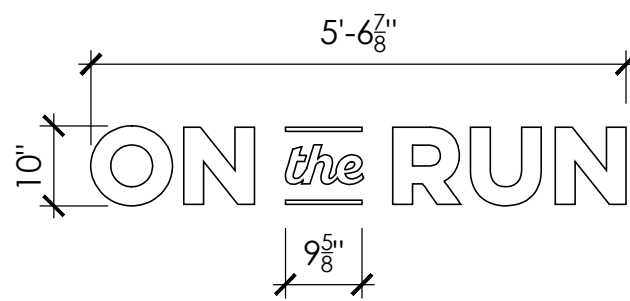
1 SNOWFLAKE ICON
A402 SCALE: 1/2" = 1'-0"



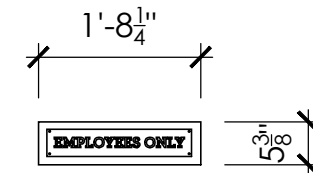
2 NEVER RUN ON EMPTY GRAPHIC
A402 SCALE: 1/2" = 1'-0"



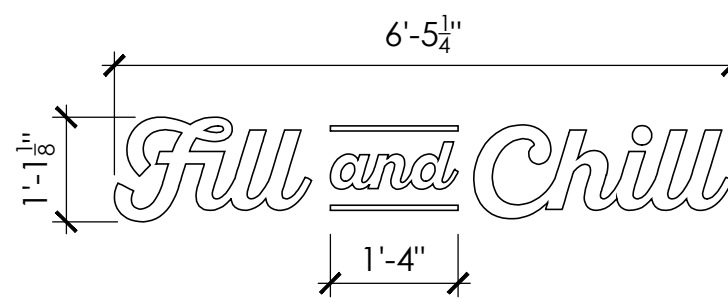
3 ON THE RUN DOOR BANNER
A402 SCALE: 1/2" = 1'-0"



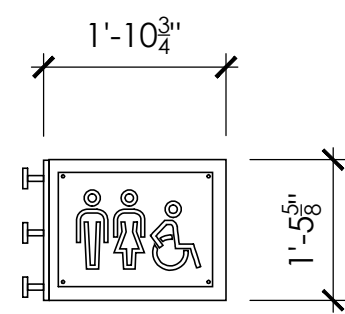
4 ON THE RUN SIGN
A402 SCALE: 1/2" = 1'-0"



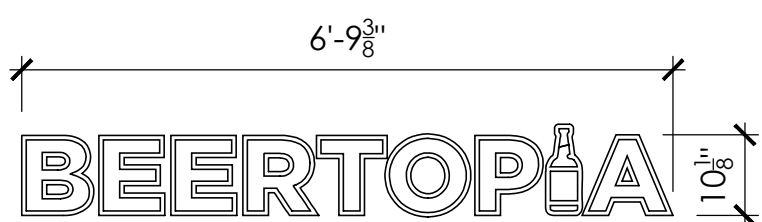
5 EMPLOYEES ONLY SIGN
A402 SCALE: 1/2" = 1'-0"



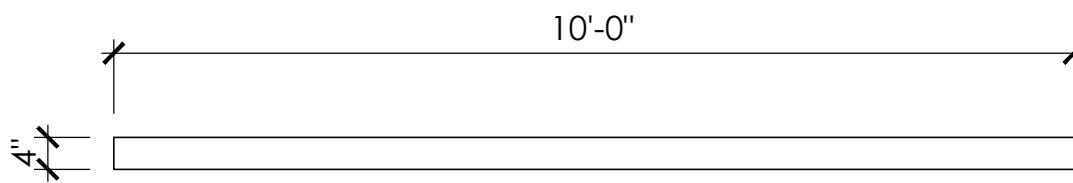
6 FILL & CHILL SIGN
A402 SCALE: 1/2" = 1'-0"



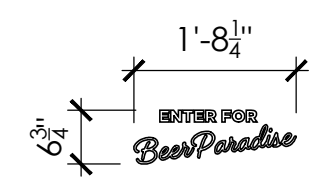
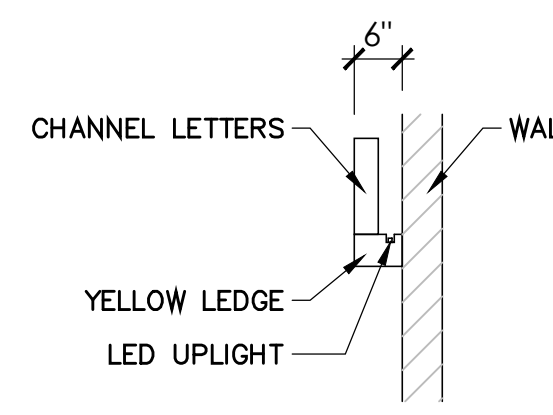
7 RESTROOM PERPENDICULAR SIGN
A402 SCALE: 1/2" = 1'-0"



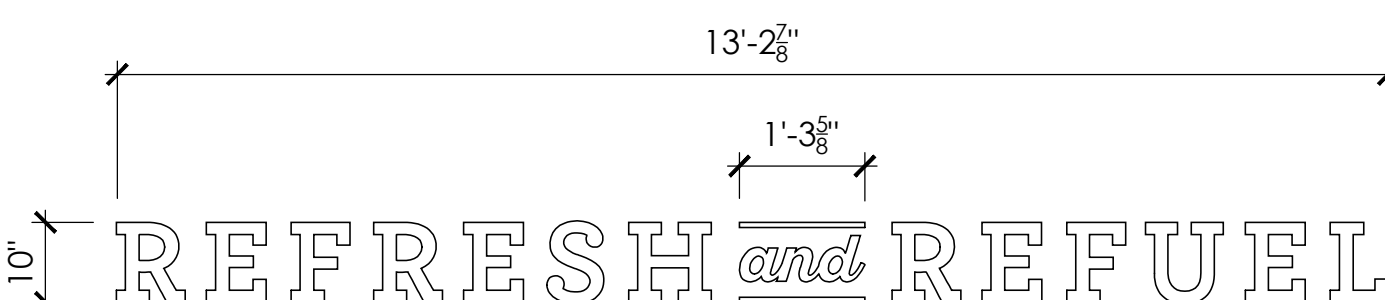
8 BEERTOPIA SIGN
A402 SCALE: 1/2" = 1'-0"



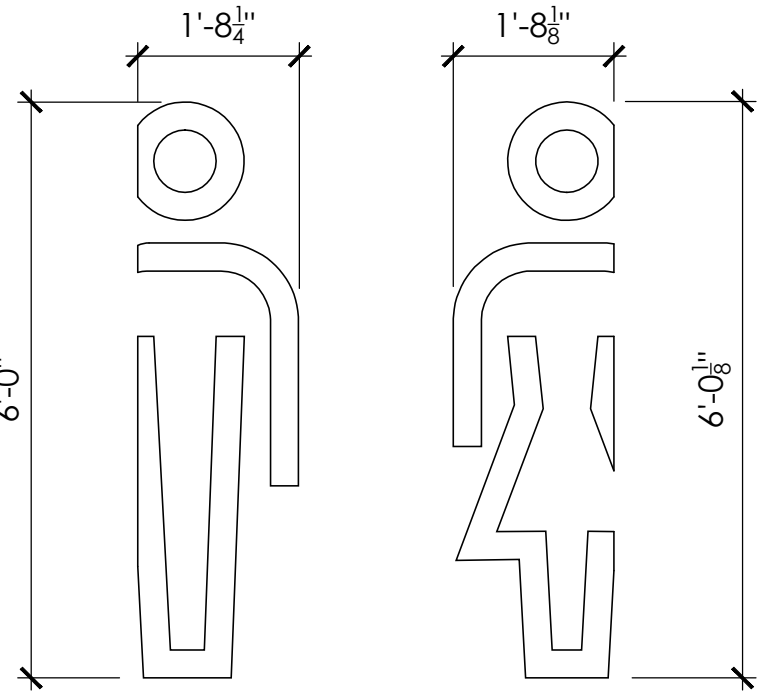
9 YELLOW LEDGE
A402 SCALE: 1/2" = 1'-0"



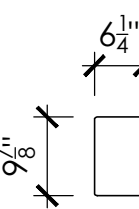
10 BEER PARADISE DOOR DECAL
A402 SCALE: 1/2" = 1'-0"



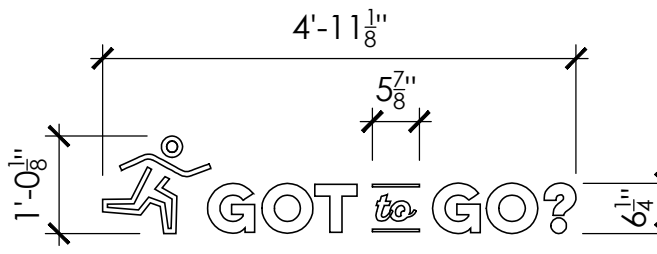
11 REFRESH AND REFUEL SIGN
A402 SCALE: 1/2" = 1'-0"



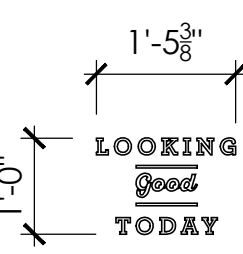
12 LIFE SIZE WALL GENDER ICONS
A402 SCALE: 1/2" = 1'-0"



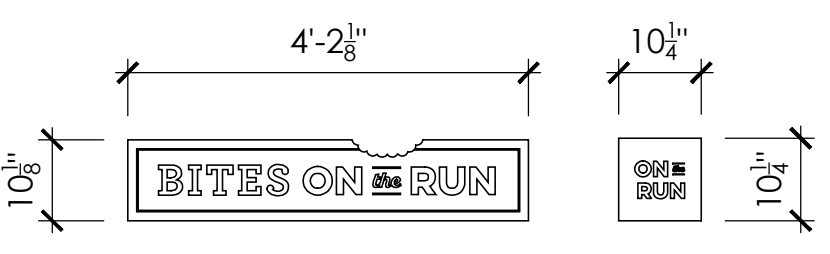
13 ADA RESTROOM SIGN
A402 SCALE: 1/2" = 1'-0"



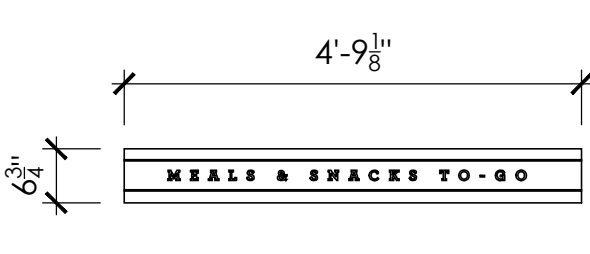
14 GOT TO GO SIGN
A402 SCALE: 1/2" = 1'-0"



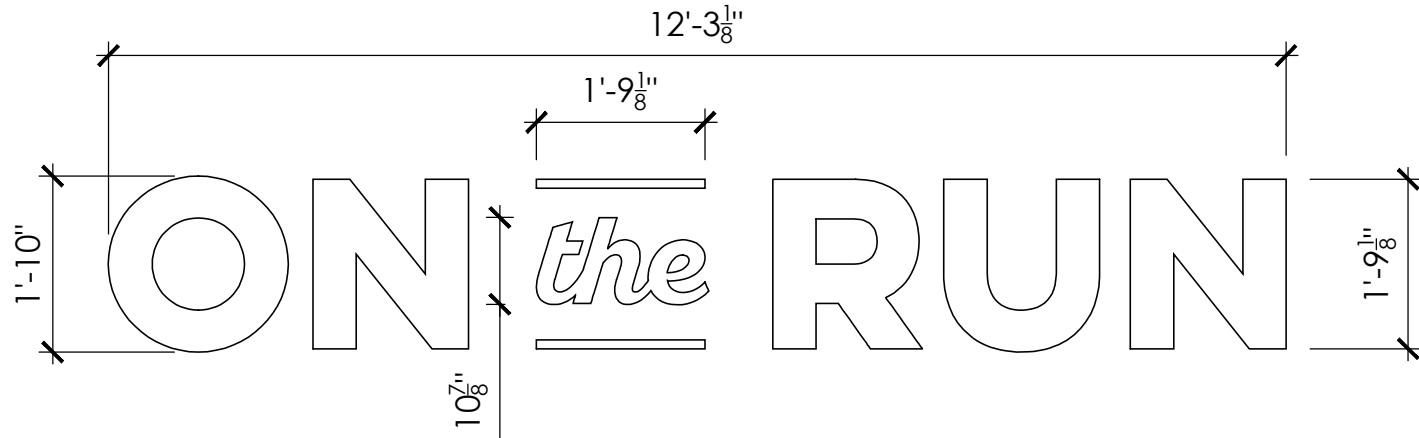
15 LOOKING GOOD SIGN
A402 SCALE: 1/2" = 1'-0"



16 BITES ON THE RUN ISLAND TOPPER
A402 SCALE: 1/2" = 1'-0"



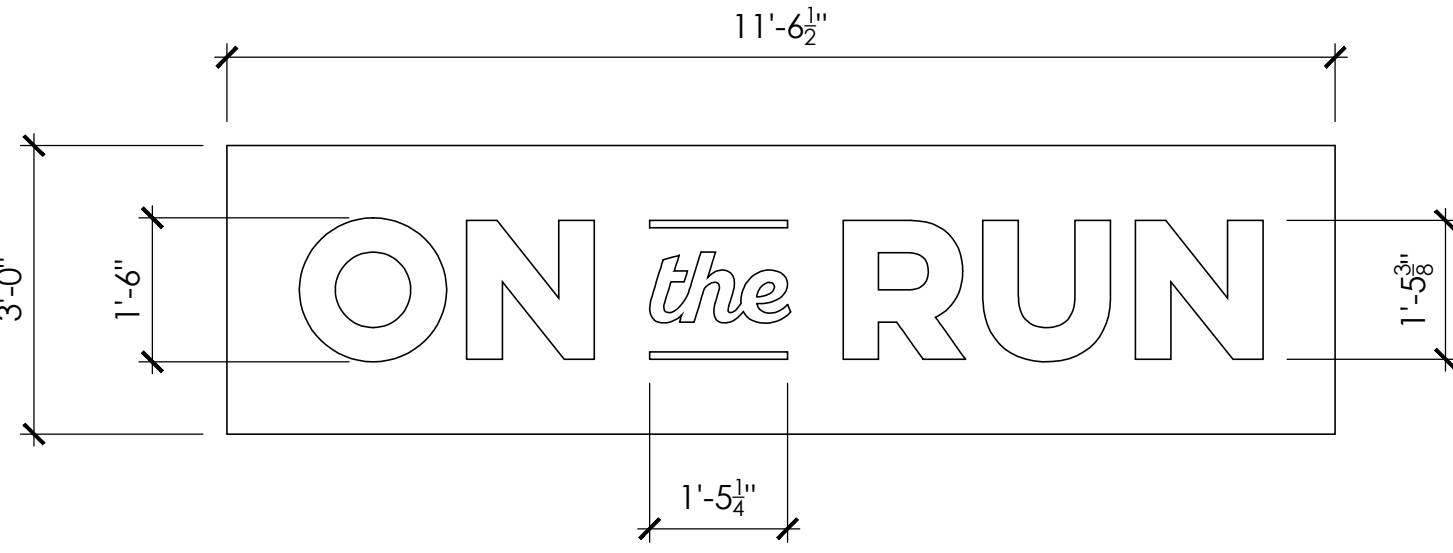
17 BITES ON THE RUN PRINTED DECAL
A402 SCALE: 1/2" = 1'-0"



18 LARGE 'ON THE RUN' CHANNEL LETTERS - EXTERIOR
A402 SCALE: 1/2" = 1'-0"



19 WELCOME SCRIPT CHANNEL LETTERS - EXTERIOR
A402 SCALE: 1/2" = 1'-0"



20 SMALL 'ON THE RUN' CHANNEL LETTERS - EXTERIOR
A402 SCALE: 1/2" = 1'-0"

PARKLAND ON THE RUN
CONOMART #72 REMODEL
411 HIGHWAY 212 SOUTH, LAUREL, MT

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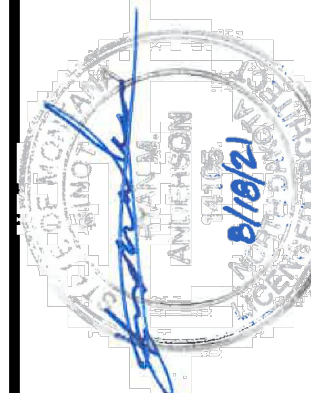
DATE: 08/18/2021

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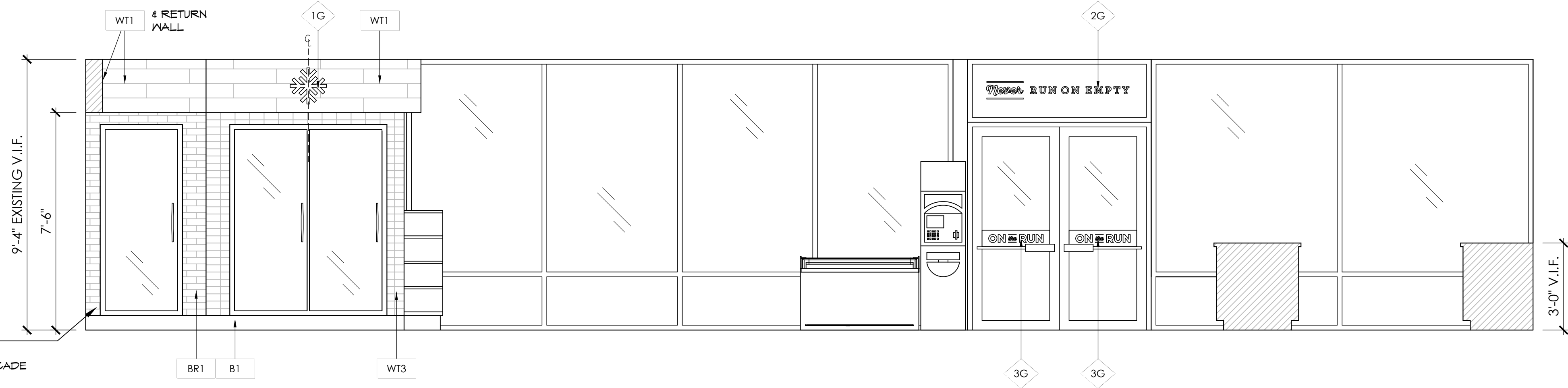
Project No.
R21020.12

INTERIOR
GRAPHICS

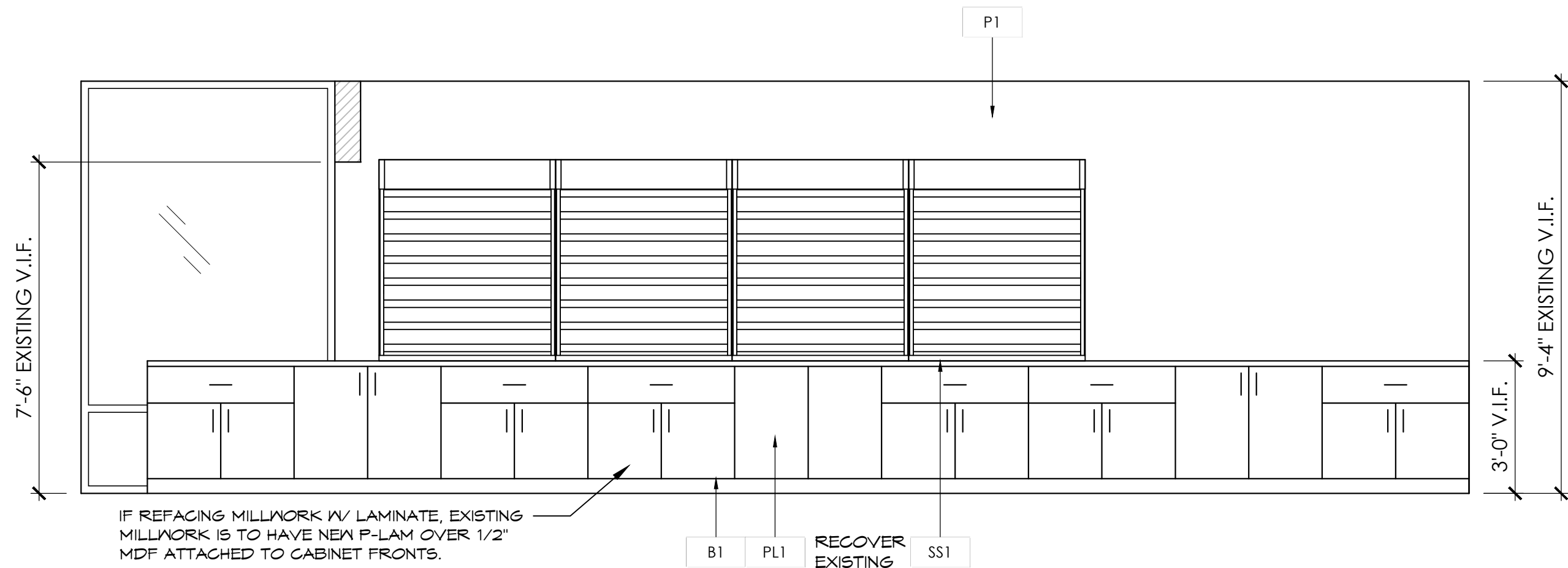
A402



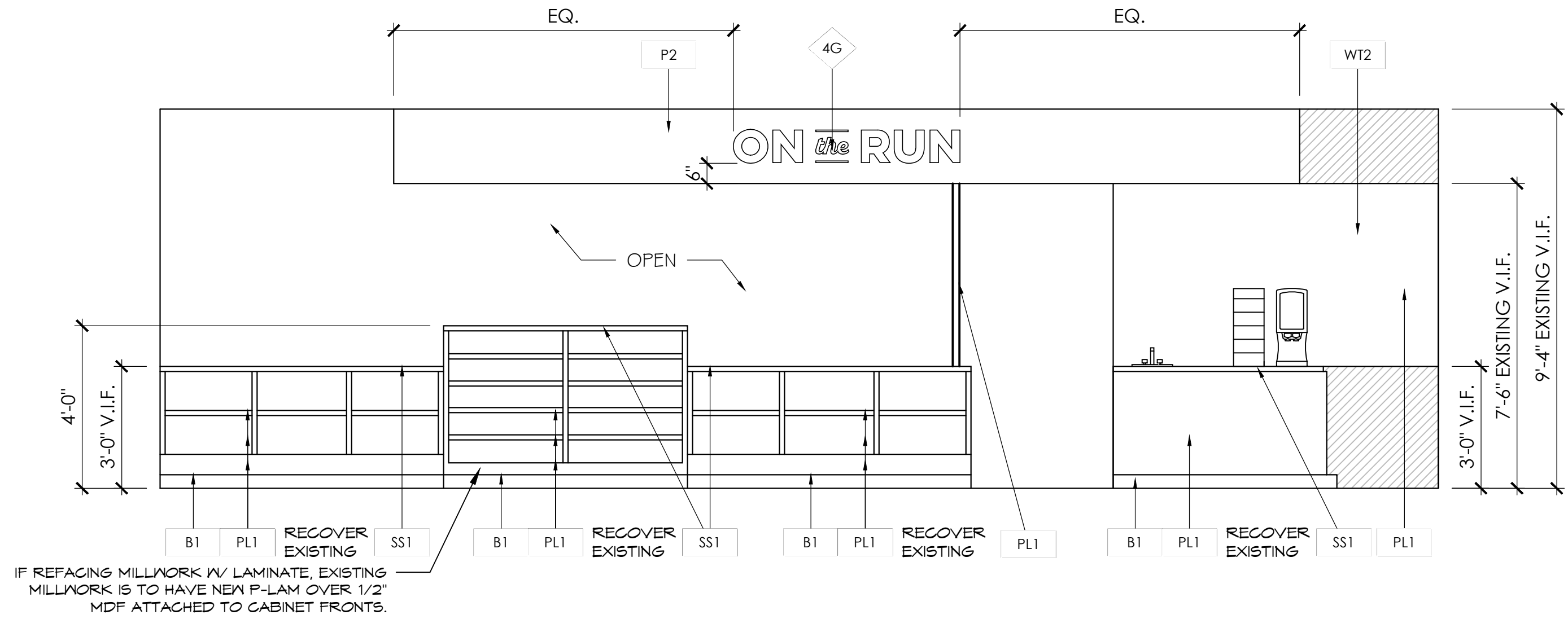
ALL AREAS WHERE NEW WALL TILE OR MILLWORK TILE IS INSTALLED MUST HAVE CEMENT BACKERBOARD ATTACHED TO FACADE (IF NOT ALREADY PRESENT).



1
A403
ELEVATION - ENTRANCE/CASHIER/FREEZER
SCALE: 3/8" = 1' 0"

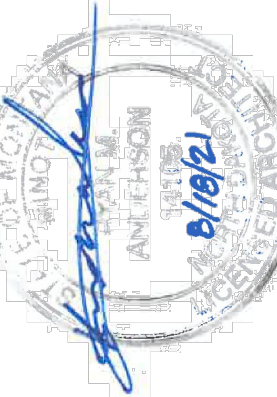


2
A403
ELEVATION - BEHIND CASHIER
SCALE: 3/8" = 1' 0"

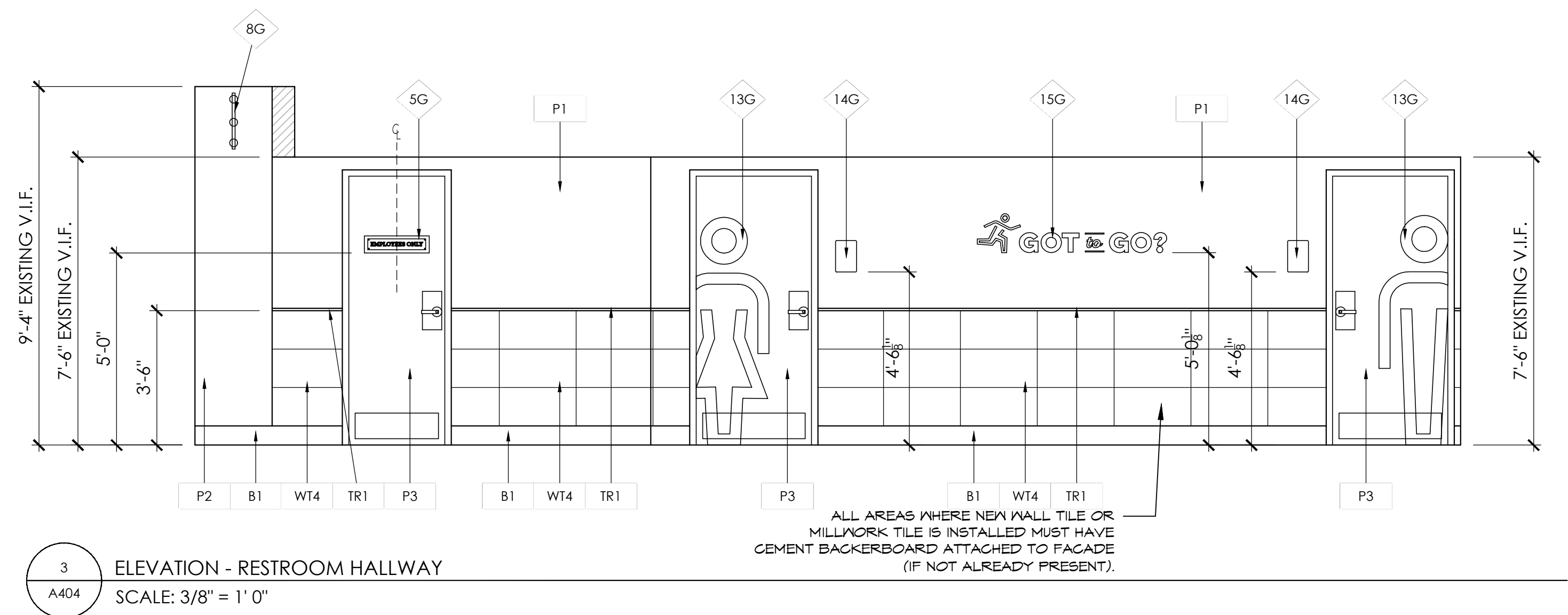
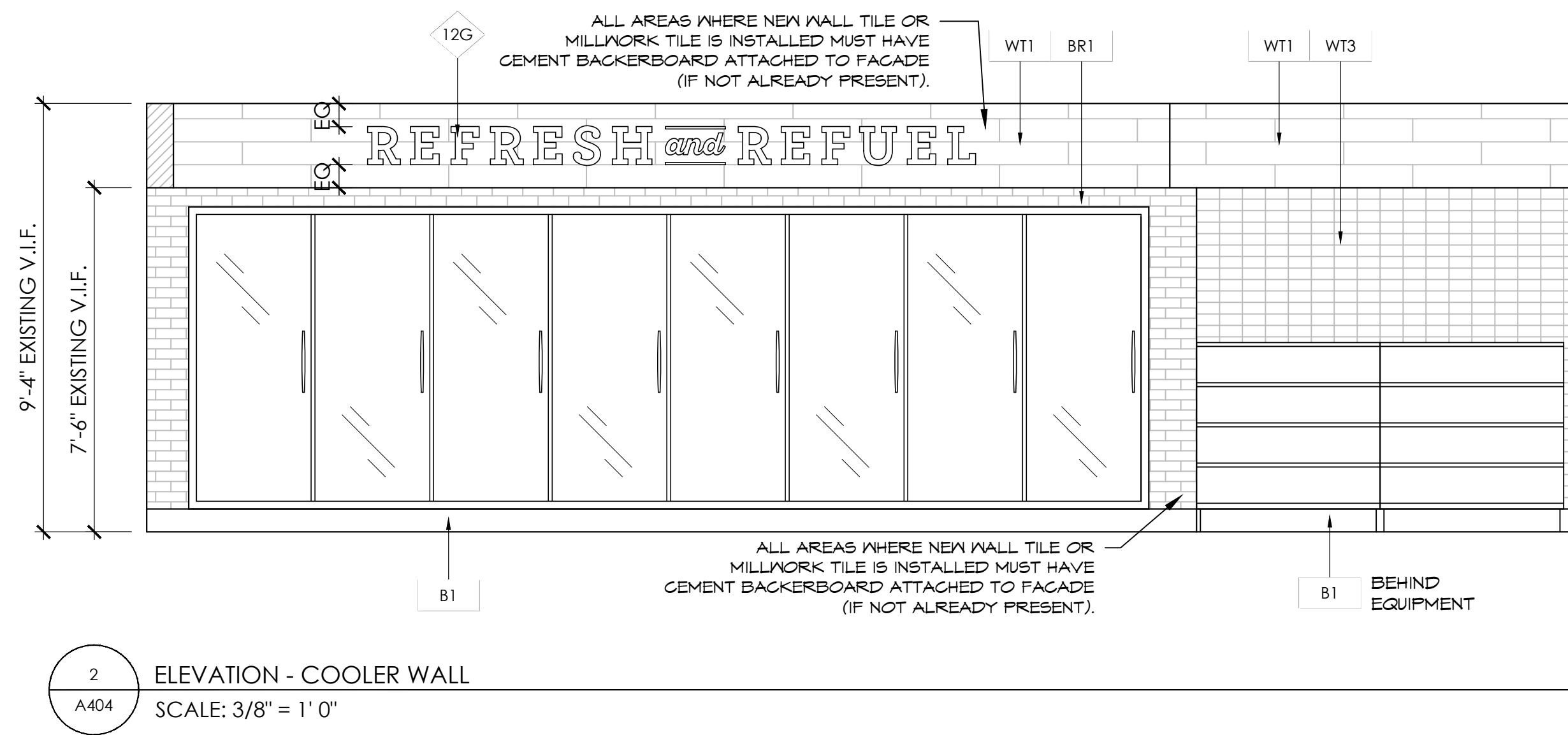
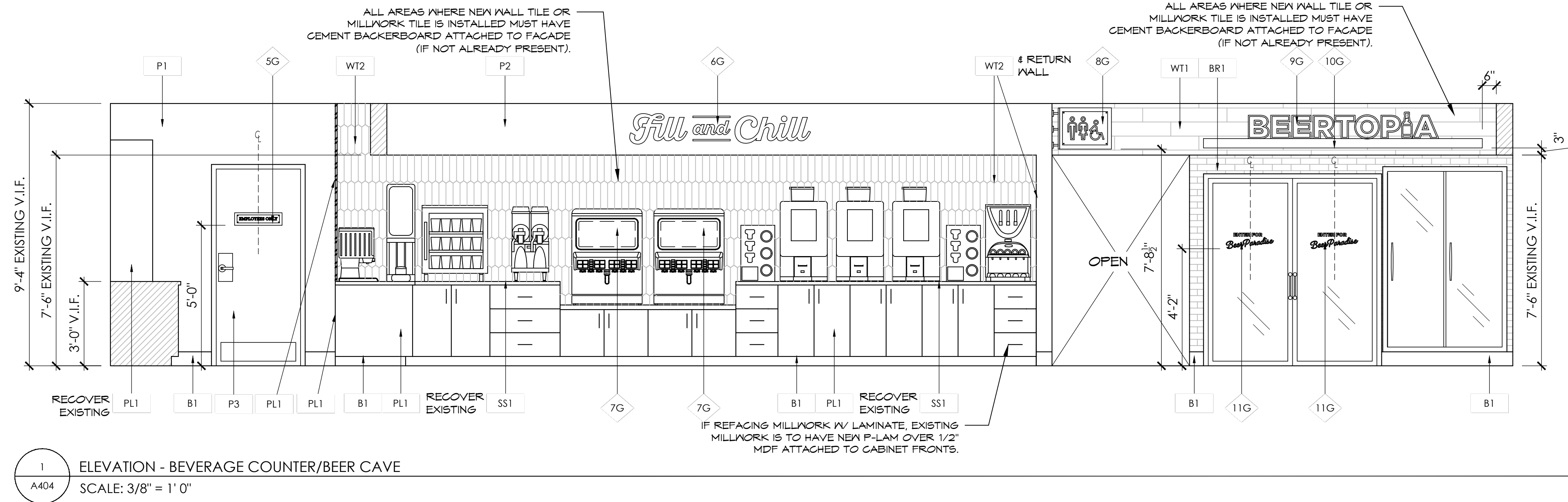


3
A403
ELEVATION - CASHIER/CONDIMENT
SCALE: 3/8" = 1' 0"

PARKLAND ON THE RUN
CONOMART #72 REMODEL
411 HIGHWAY 212 SOUTH, LAUREL, MT



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Project No. R21020.12	
INTERIOR ELEVATIONS	
A403	



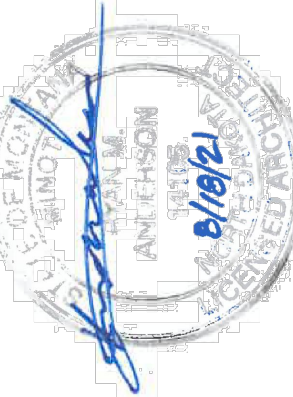
PARKLAND ON THE RUN CONOMART #72 REMODEL 411 HIGHWAY 212 SOUTH, LAUREL, MT

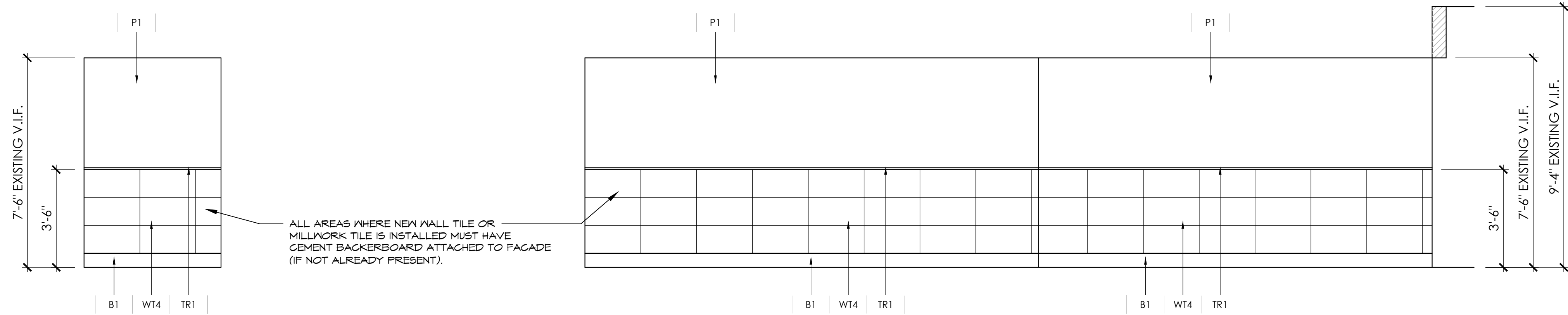
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INTERIOR
ELEVATIONS

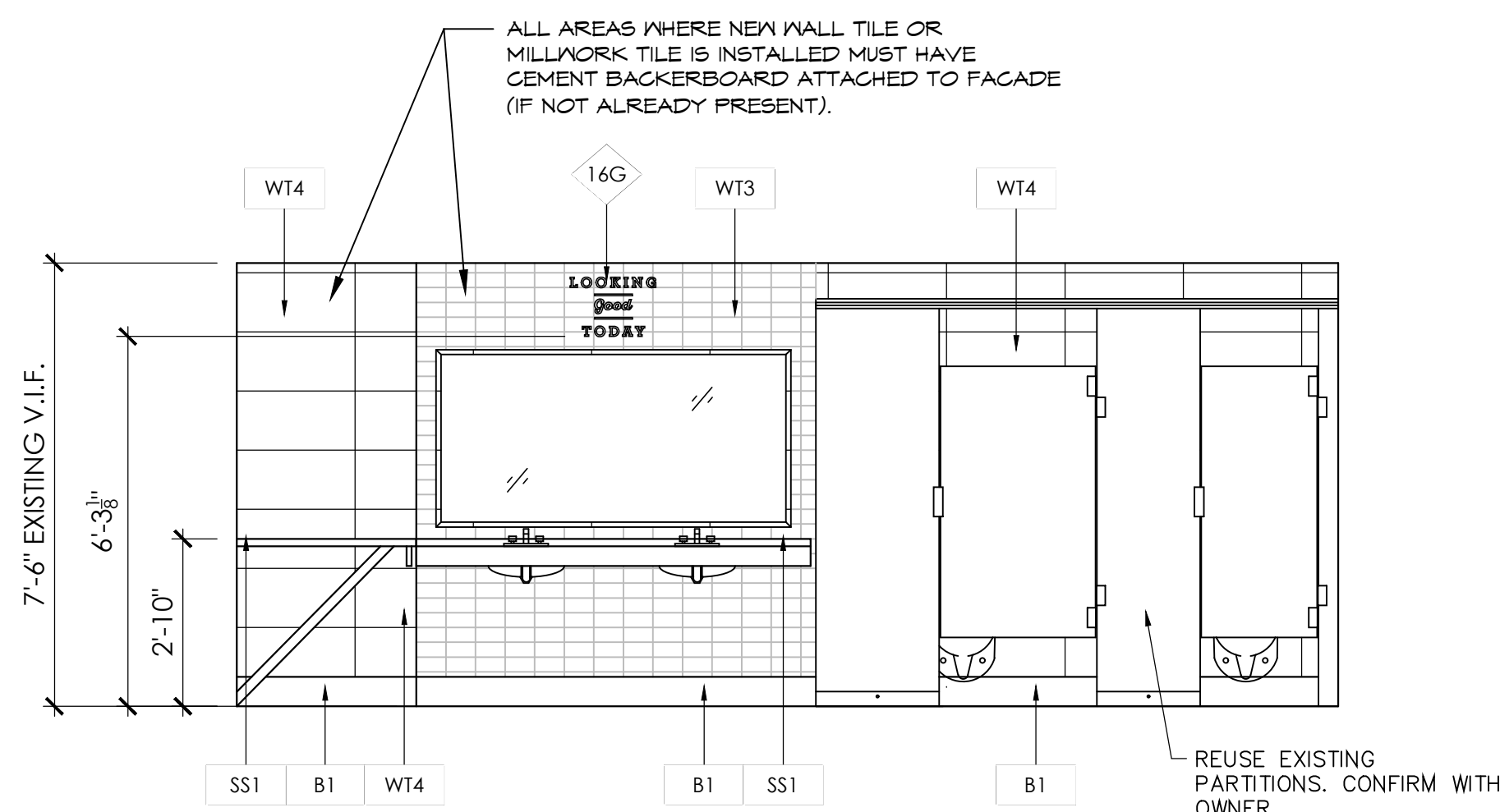
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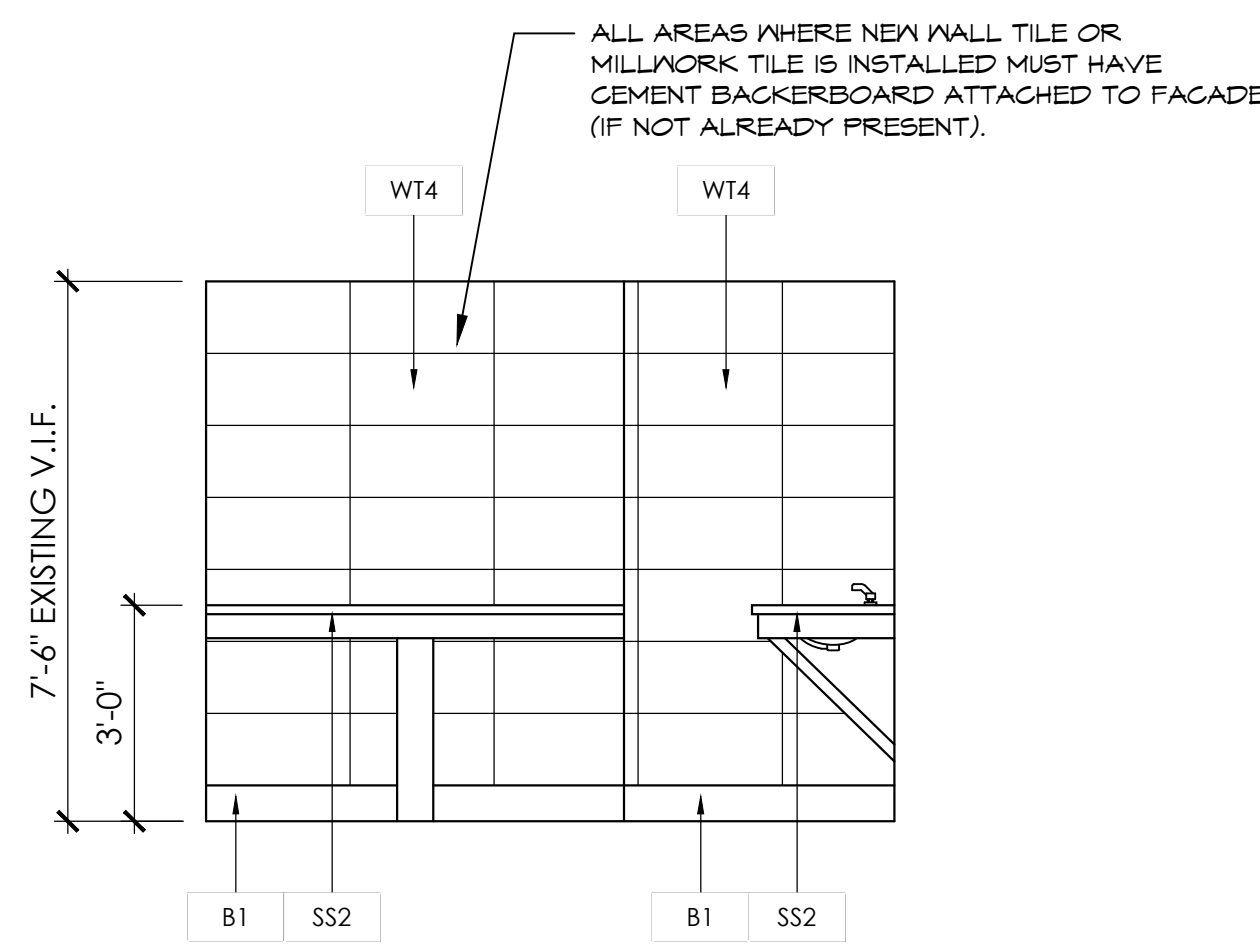


1
A405
ELEVATION - RESTROOM HALLWAY
SCALE: 3/8" = 1' 0"

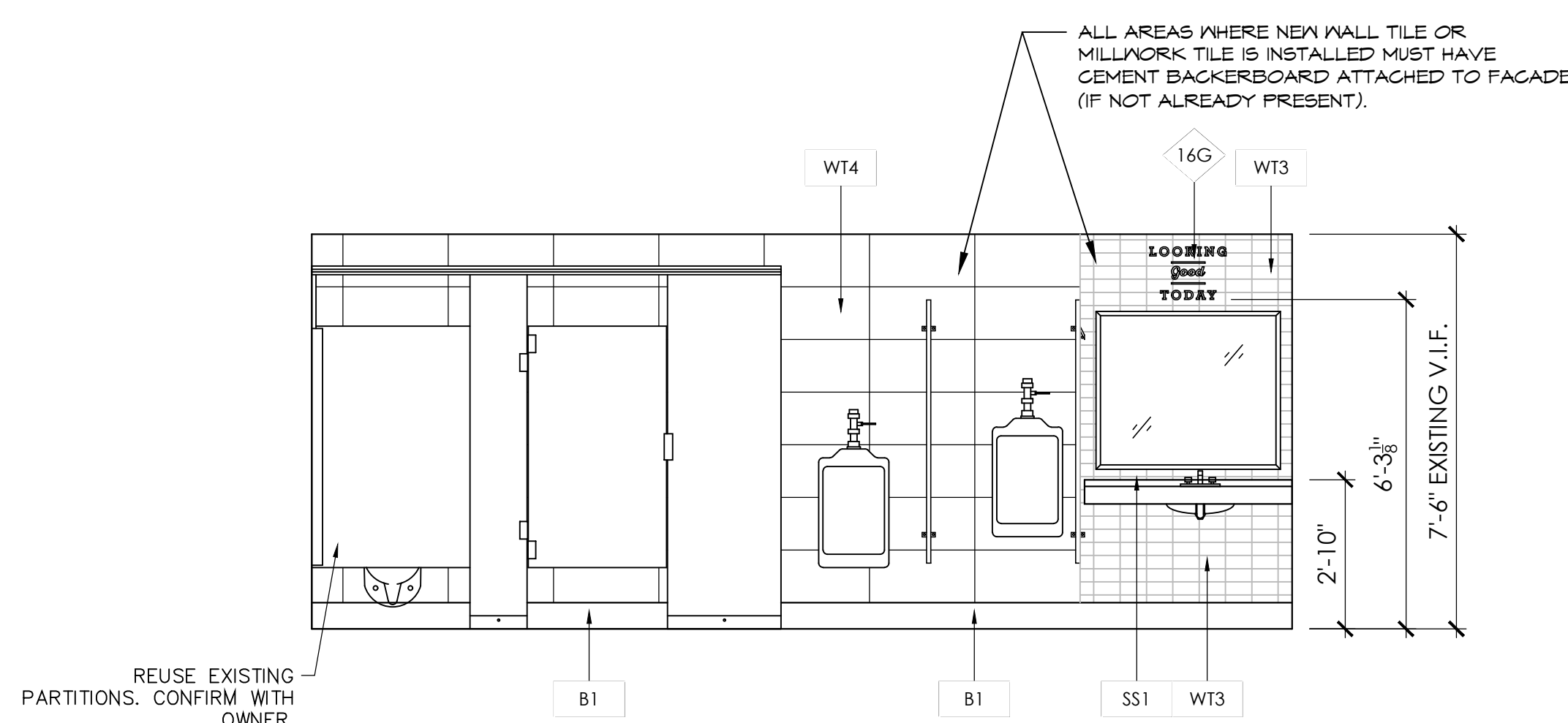
2
A405
ELEVATION - RESTROOM HALLWAY
SCALE: 3/8" = 1' 0"



3
A405
ELEVATION - WOMEN'S RESTROOM
SCALE: 3/8" = 1' 0"



4
A405
ELEVATION - WOMEN'S RESTROOM
SCALE: 3/8" = 1' 0"



5
A405
ELEVATION - MEN'S RESTROOM
SCALE: 3/8" = 1' 0"

PARKLAND ON THE RUN CONOMART #72 REMODEL 411 HIGHWAY 212 SOUTH, LAUREL, MT

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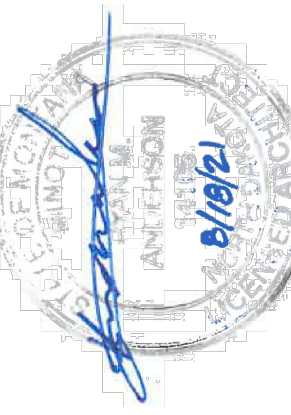
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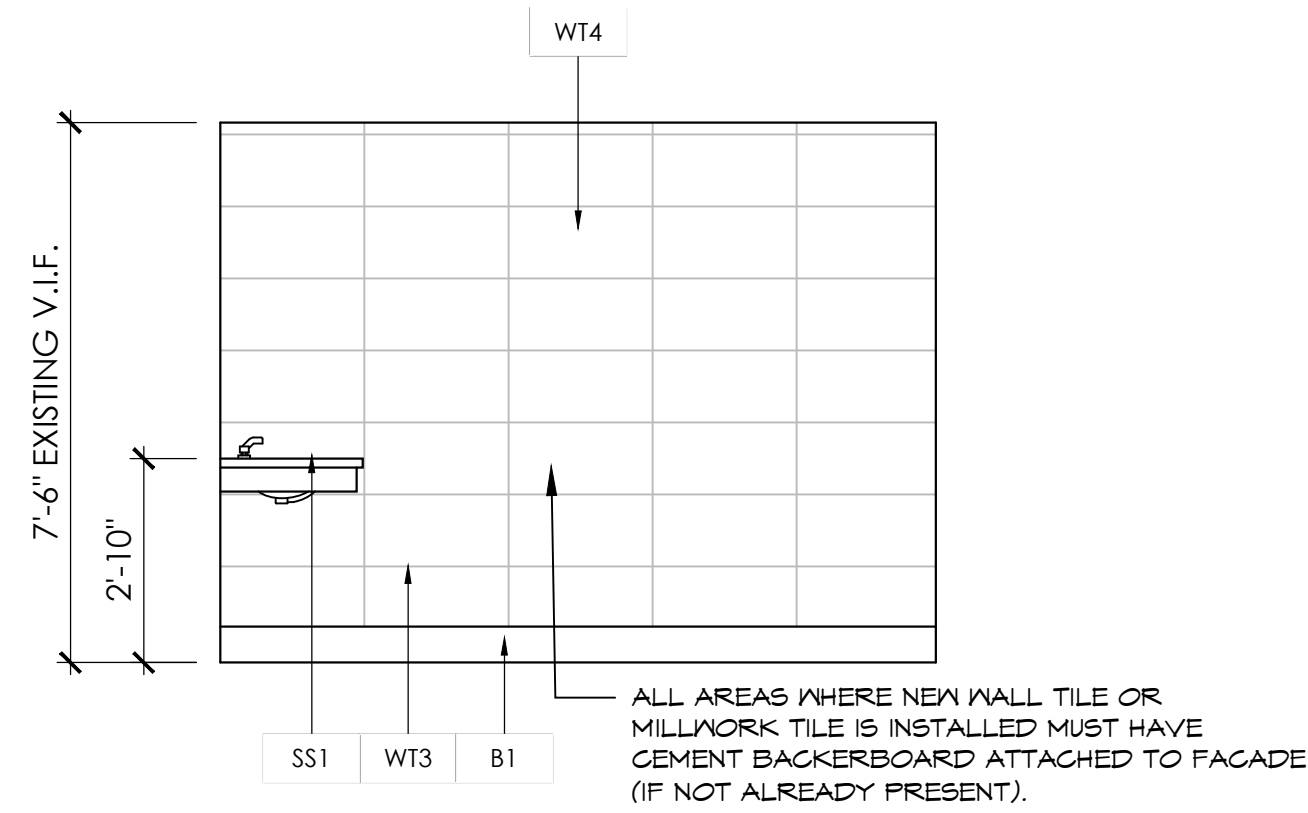
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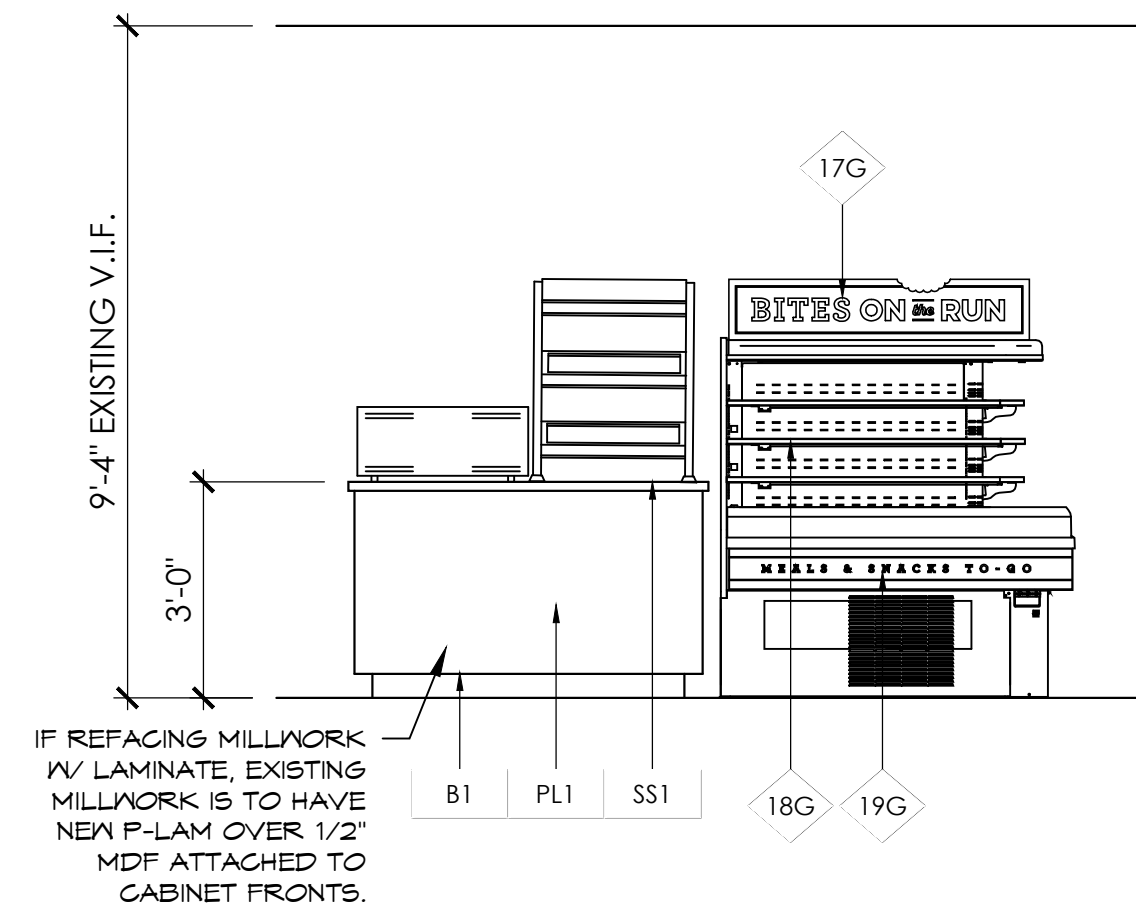
INTERIOR
ELEVATIONS

A405

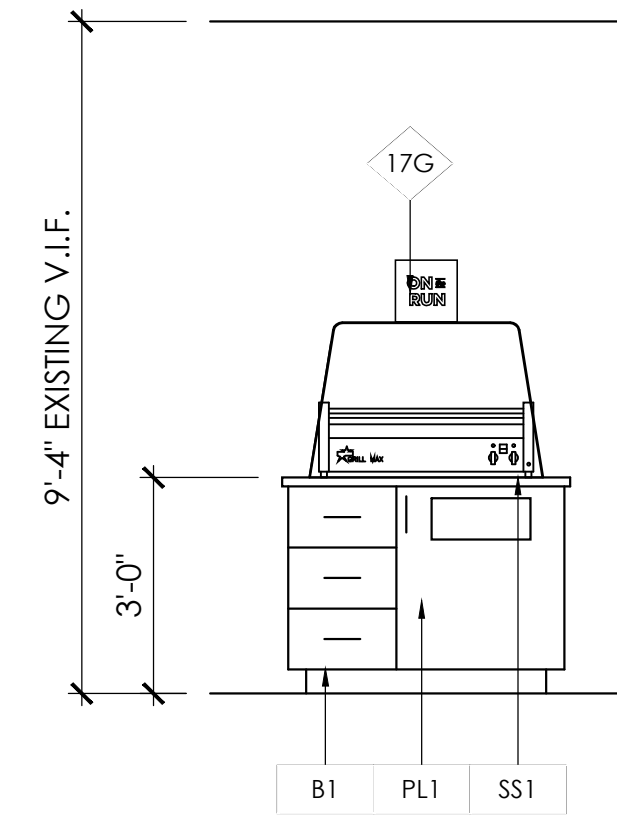




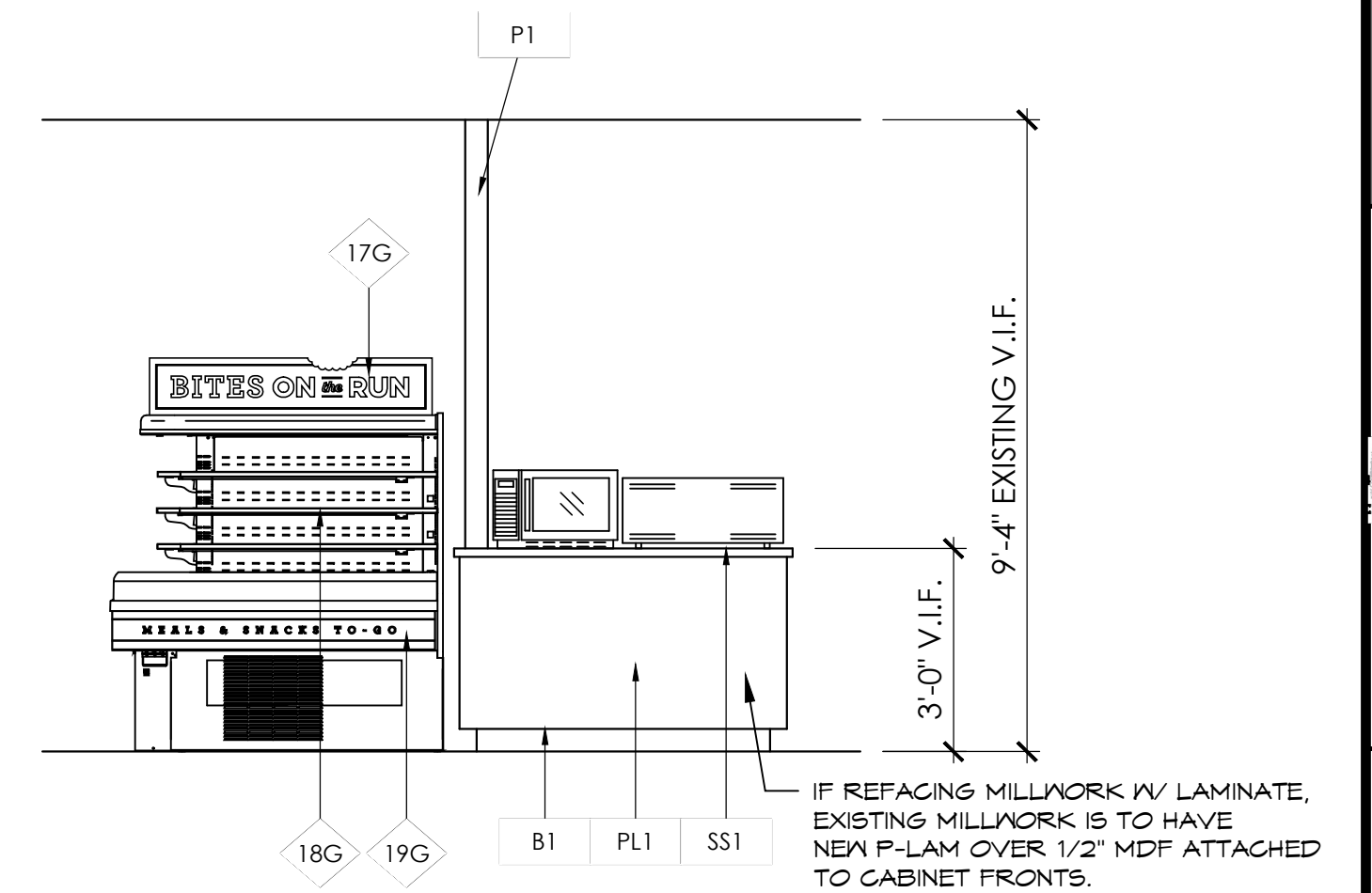
1
A406
ELEVATION - MEN'S RESTROOM
SCALE: 3/8" = 1' 0"



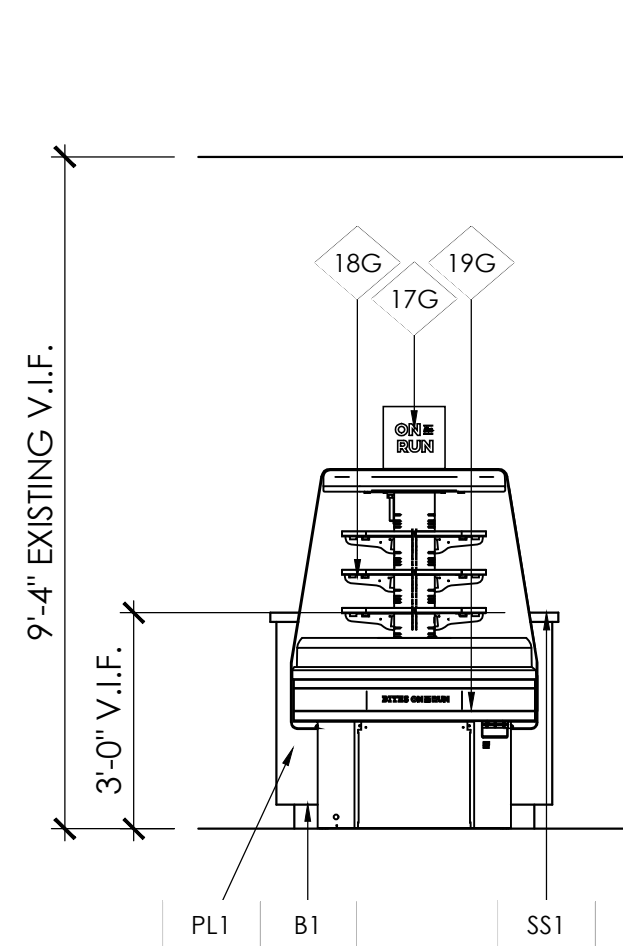
2
A406
ELEVATION - HOT FOOD & ISLAND MERCHANDISER
SCALE: 3/8" = 1' 0"



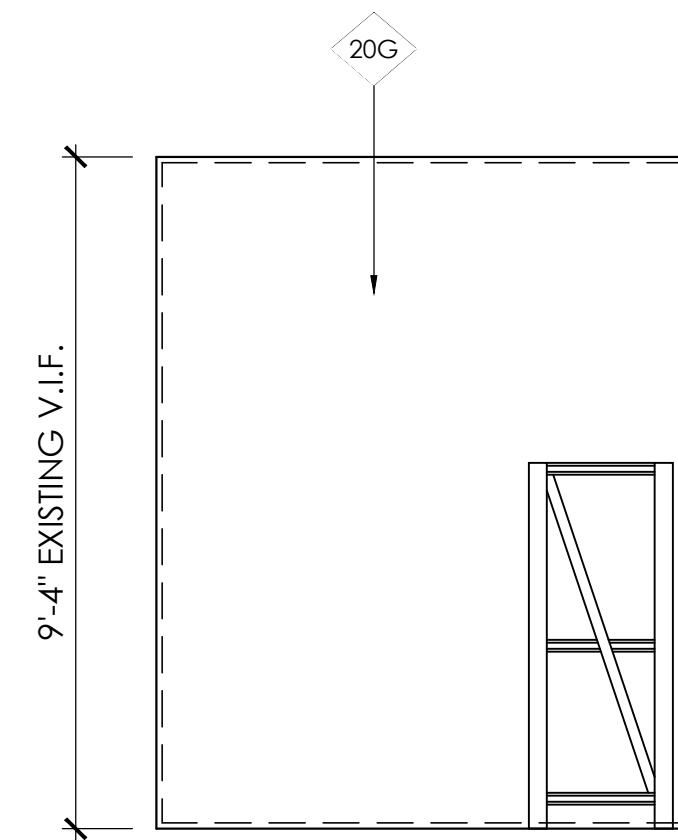
3
A406
ELEVATION - HOT FOOD ISLAND
SCALE: 3/8" = 1' 0"



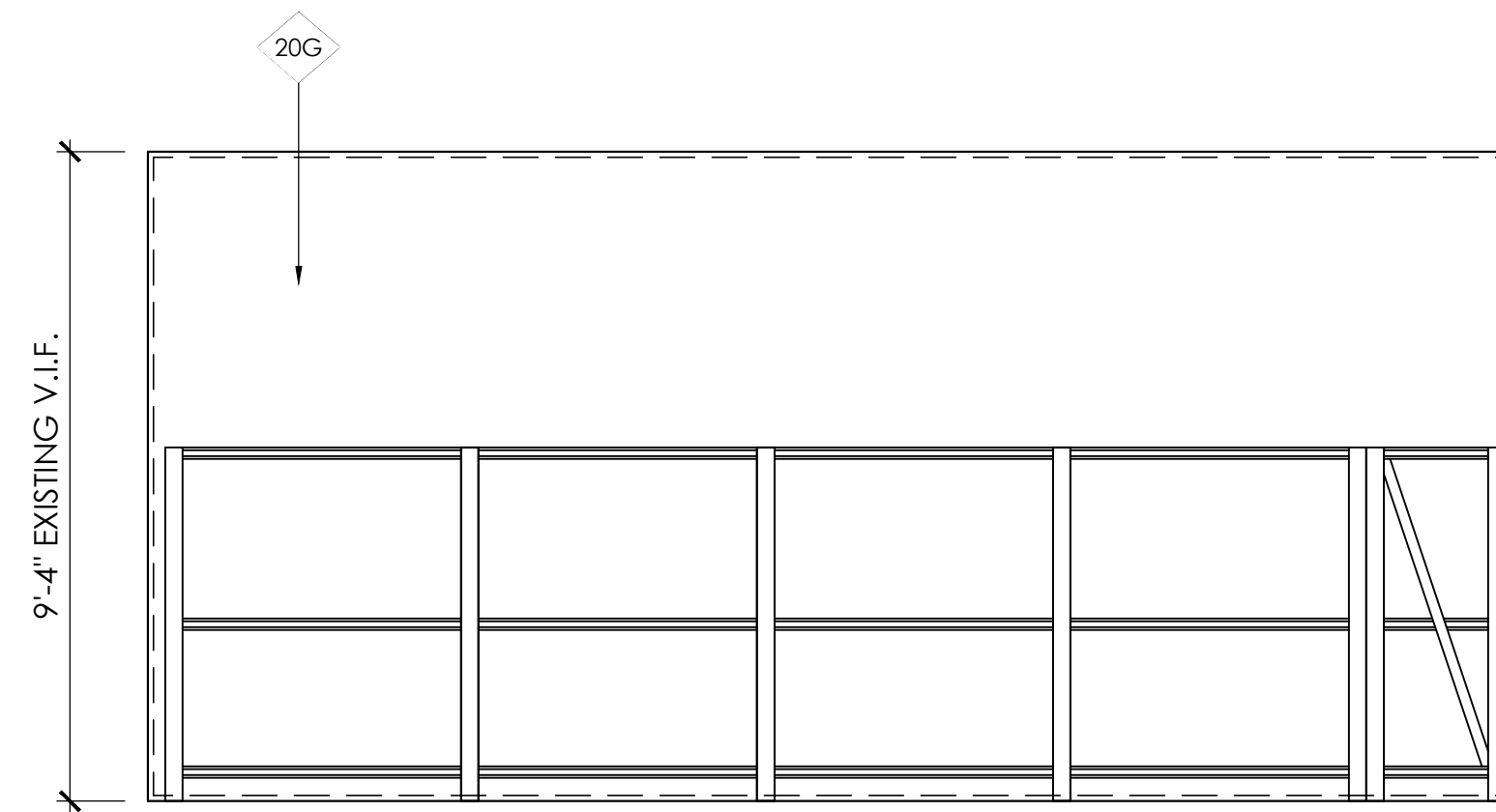
4
A406
ELEVATION - HOT FOOD & ISLAND MERCHANDISER
SCALE: 3/8" = 1' 0"



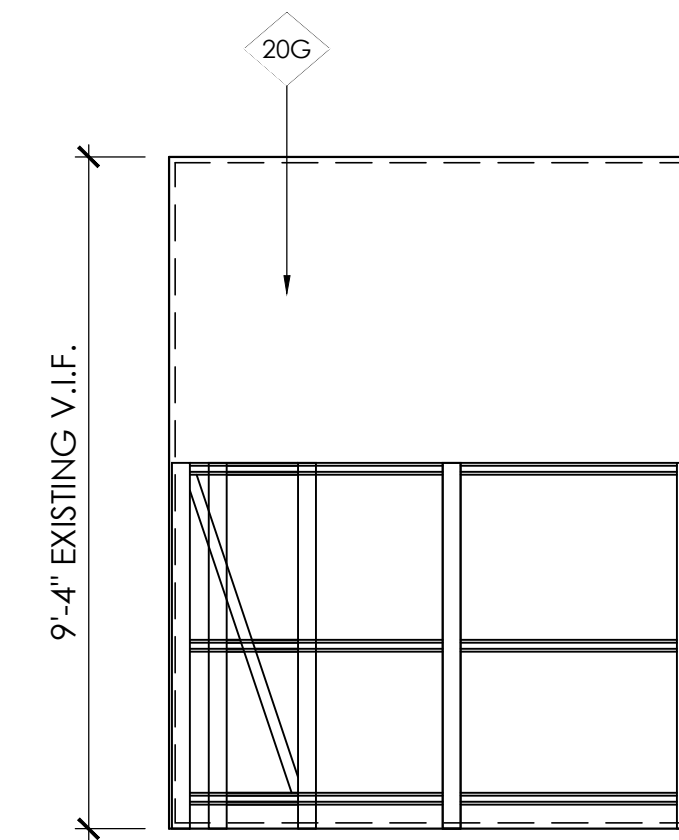
5
A406
ELEVATION - HOT FOOD ISLAND
SCALE: 3/8" = 1' 0"



6
A406
ELEVATION - BEER CAVE
SCALE: 3/8" = 1' 0"



7
A406
ELEVATION - BEER CAVE
SCALE: 3/8" = 1' 0"



8
A406
ELEVATION - BEER CAVE
SCALE: 3/8" = 1' 0"

PARKLAND ON THE RUN CONOMART #72 REMODEL 411 HIGHWAY 212 SOUTH, LAUREL, MT

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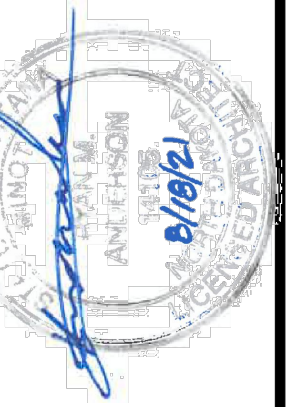
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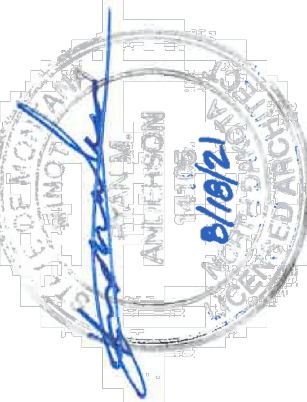
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INTERIOR
ELEVATIONS

A406





PARKLAND ON THE RUN
CONOMART #72 REMODEL
411 HIGHWAY 212 SOUTH, LAUREL, MT

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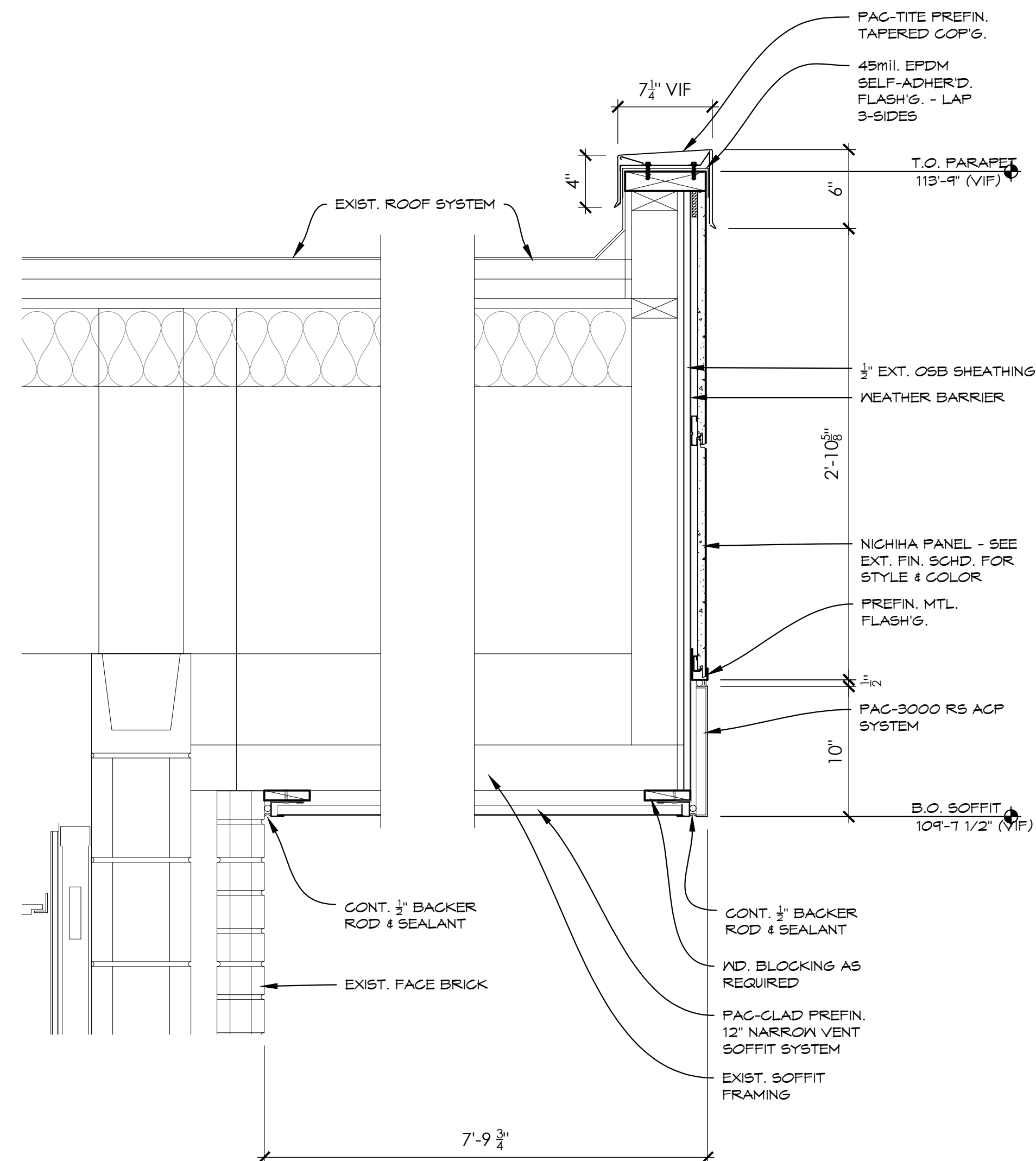
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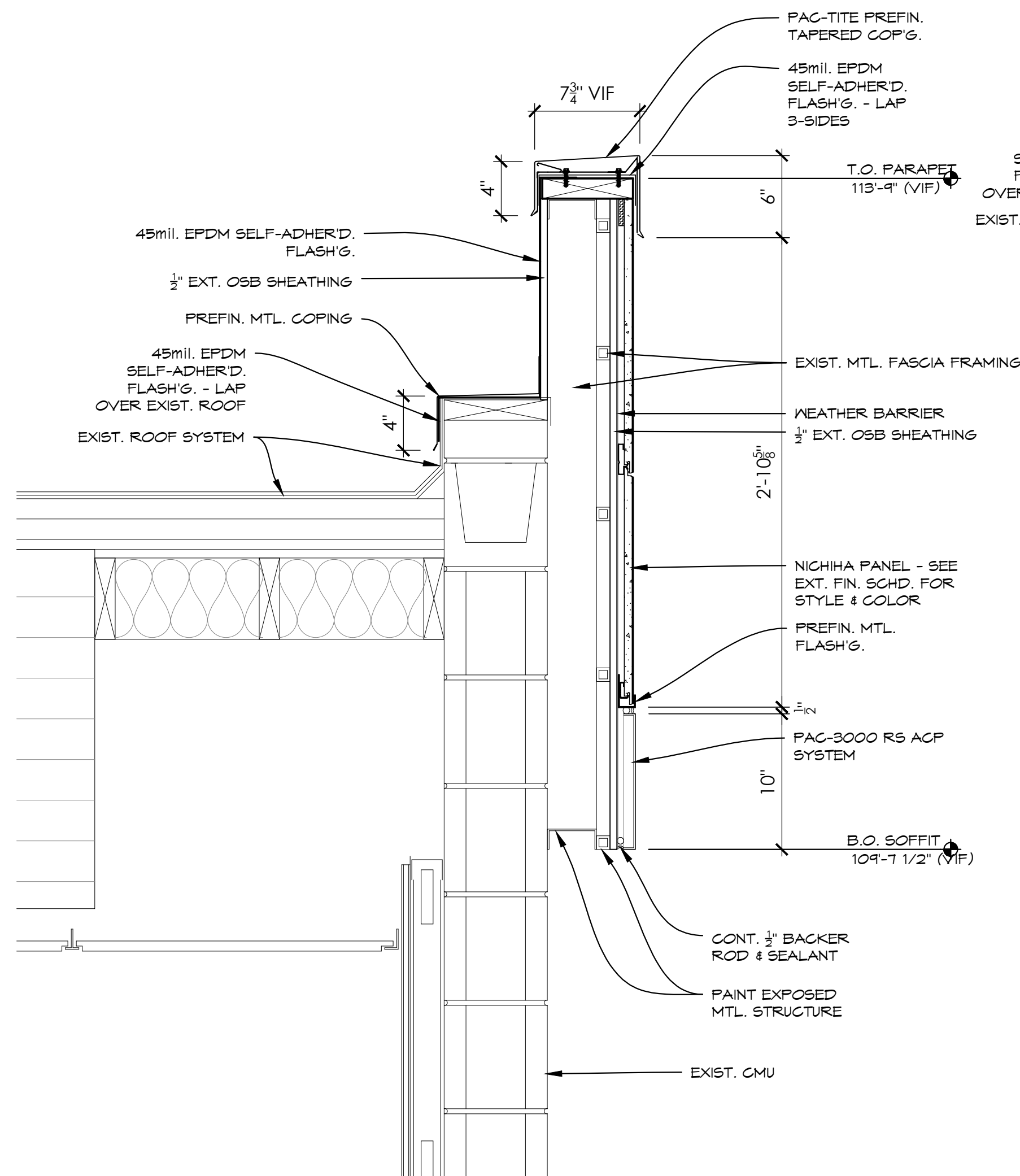
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DETAILS

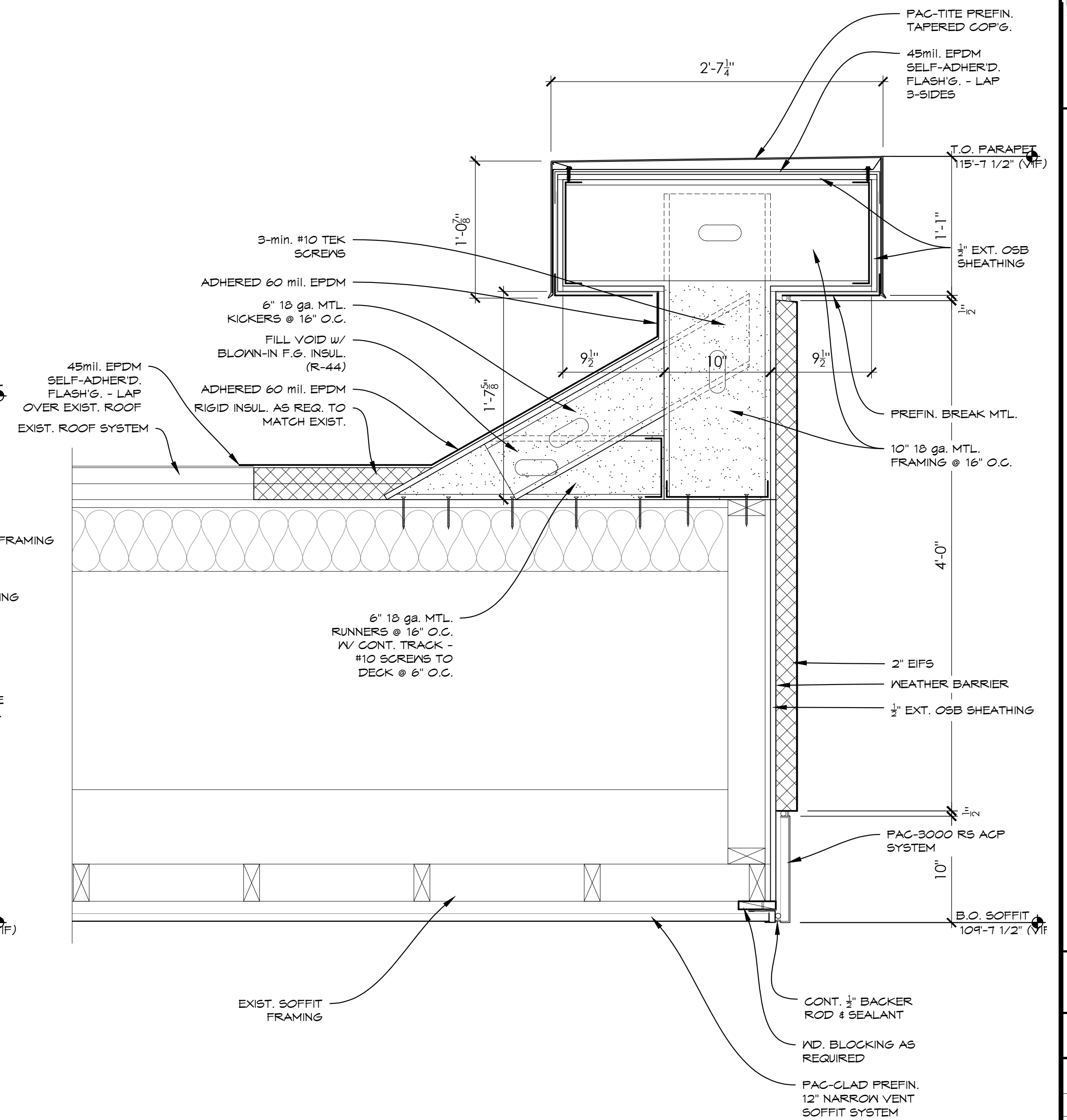
A500



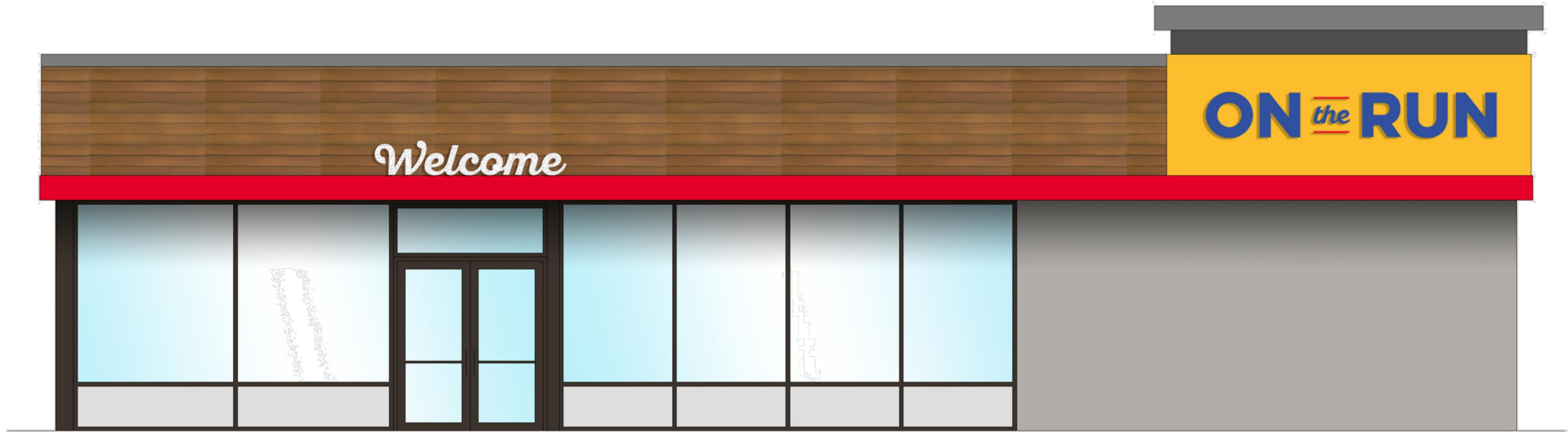
1
A500
DETAIL
SCALE: 1 1/2" = 1'-0"



2
A500
DETAIL
SCALE: 1 1/2" = 1'-0"



3
A500
DETAIL
SCALE: 1 1/2" = 1'-0"



ENTRANCE

1 FRONT ENTRANCE EXTERIOR DESIGN CONCEPT
A600 NOT TO SCALE



SIDE OF BUILDING

2 SIDE OF BUILDING EXTERIOR DESIGN CONCEPT
A600 NOT TO SCALE

RENDERING GENERAL NOTE: ALL RENDERINGS ARE TO IDENTIFY DESIGN CONCEPTS ONLY. SCALES, MATERIALS, PATTERNS, SIGNAGE AND SIZES SHOULD BE IDENTIFIED AND USED OFF OF SPECIFICATIONS AND LINE DRAWINGS ONLY.



BACK OF BUILDING

1 BACK OF BUILDING EXTERIOR DESIGN CONCEPT
A601 NOT TO SCALE



SIDE OF BUILDING

2 SIDE OF BUILDING EXTERIOR DESIGN CONCEPT
A601 NOT TO SCALE

RENDERING GENERAL NOTE: ALL RENDERINGS ARE TO IDENTIFY DESIGN CONCEPTS ONLY. SCALES, MATERIALS, PATTERNS, SIGNAGE AND SIZES SHOULD BE IDENTIFIED AND USED OFF OF SPECIFICATIONS AND LINE DRAWINGS ONLY.

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CONOMART #72 REMODEL
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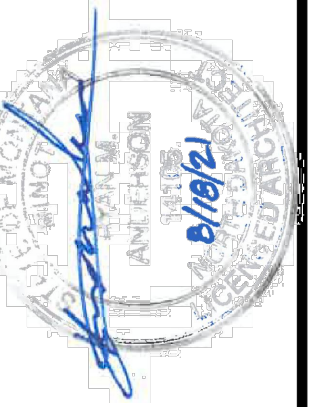
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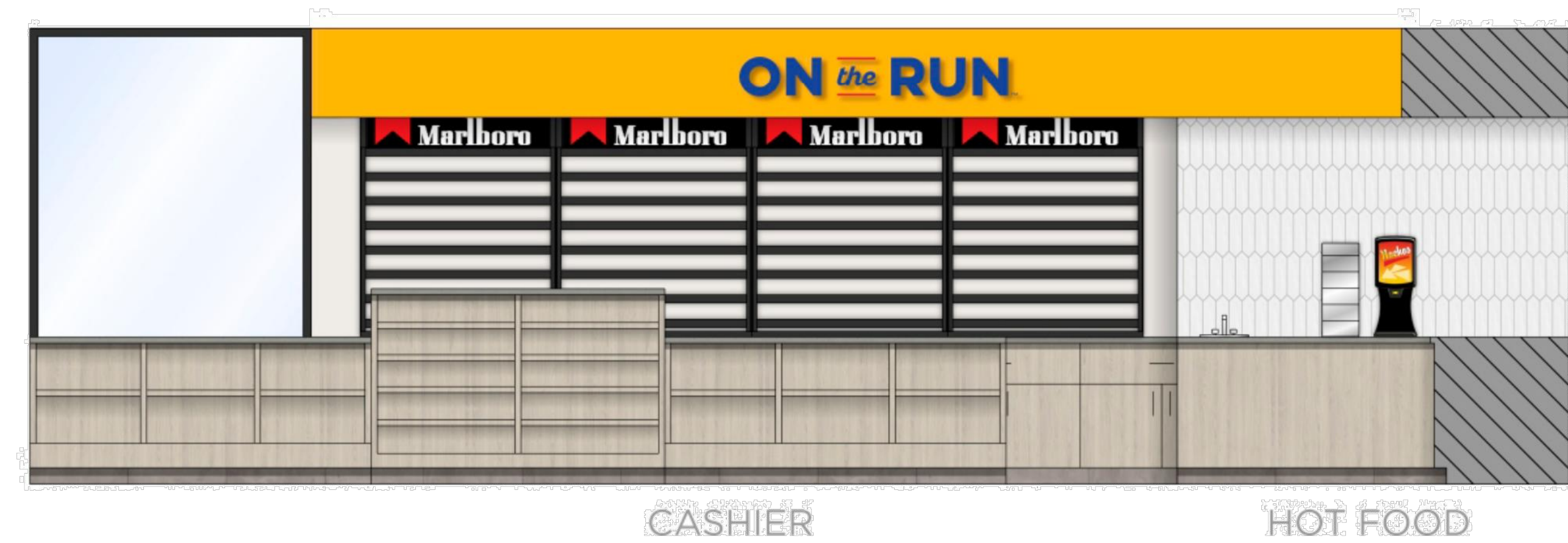
EXTERIOR
RENDERINGS

A601





1 INTERIOR ENTRANCE DESIGN CONCEPT
A602 NOT TO SCALE



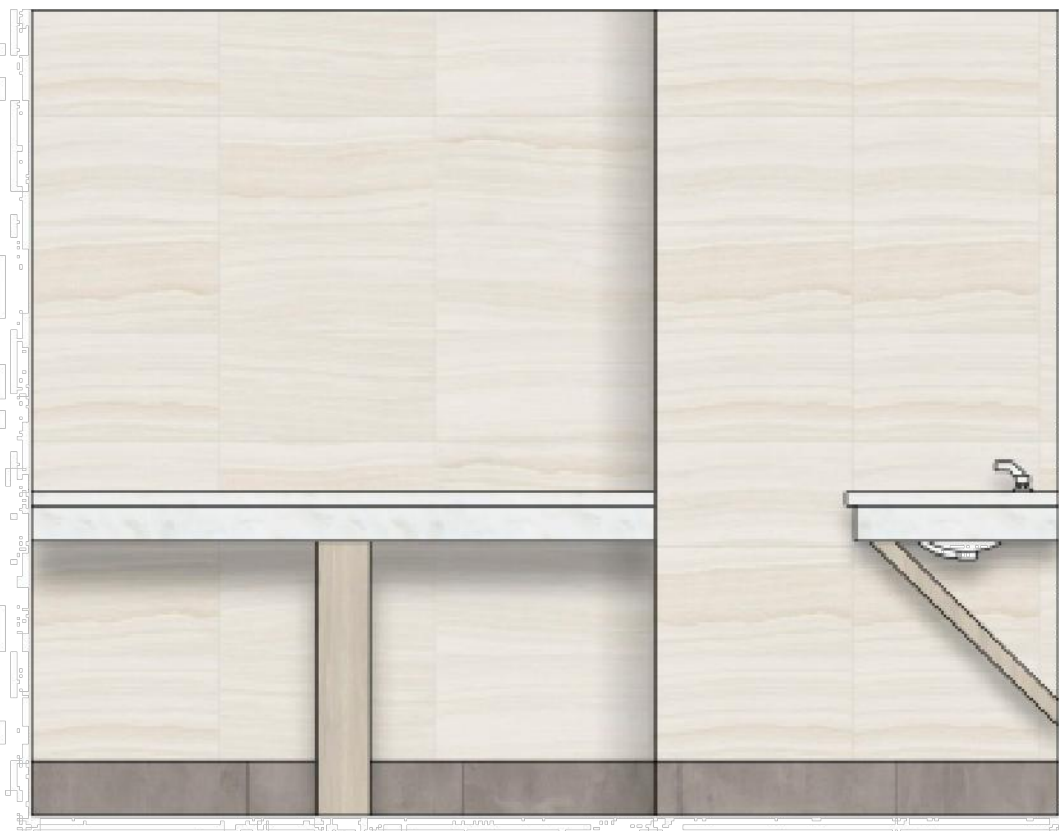
2 INTERIOR CASHIER DESIGN CONCEPT
A602 NOT TO SCALE

RENDERING GENERAL NOTE: ALL RENDERINGS ARE TO IDENTIFY DESIGN CONCEPTS ONLY. SCALES, MATERIALS, PATTERNS, SIGNAGE AND SIZES SHOULD BE IDENTIFIED AND USED OFF OF SPECIFICATIONS AND LINE DRAWINGS ONLY.



WOMEN'S RESTROOM

1 RESTROOM DESIGN CONCEPT
A605 NOT TO SCALE

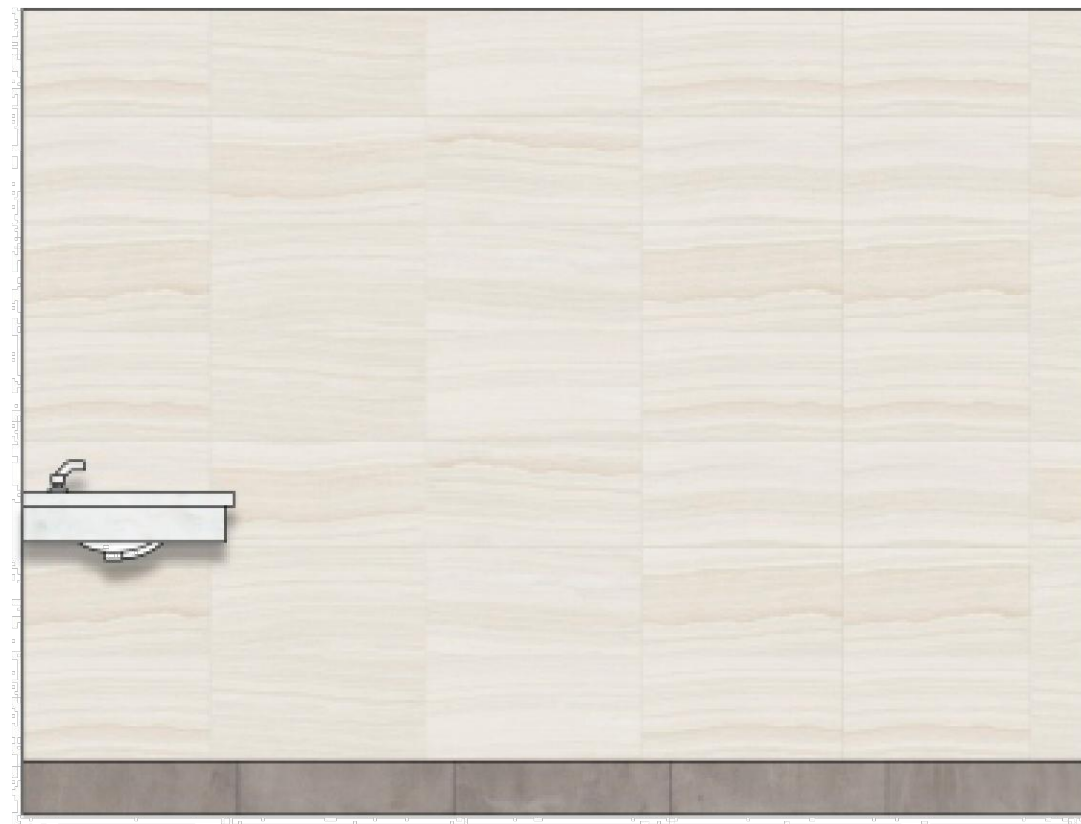


2 RESTROOM DESIGN CONCEPT
A605 NOT TO SCALE



MEN'S RESTROOM

3 RESTROOM DESIGN CONCEPT
A605 NOT TO SCALE



4 RESTROOM DESIGN CONCEPT
A605 NOT TO SCALE



5 MERCHANDISE ISLAND DESIGN CONCEPT
A605 NOT TO SCALE



6 ISLAND DESIGN CONCEPT
A605 NOT TO SCALE



7 MERCHANDISE ISLAND DESIGN CONCEPT
A605 NOT TO SCALE

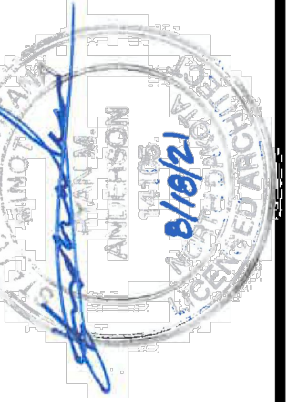


8 MERCHANDISE DESIGN CONCEPT
A605 NOT TO SCALE

RENDERING GENERAL NOTE: ALL RENDERINGS ARE TO IDENTIFY DESIGN CONCEPTS ONLY. SCALES, MATERIALS, PATTERNS, SIGNAGE AND SIZES SHOULD BE IDENTIFIED AND USED OFF OF SPECIFICATIONS AND LINE DRAWINGS ONLY.

PARKLAND ON THE RUN
CONOMART #72 REMODEL
411 HIGHWAY 212 SOUTH, LAUREL, MT

ACKERMAN
ESTVOLD
1907 17th St SE · Minot, ND 58701
701.837.8737 · www.ackerman-estvold.com
Minot, ND | Fargo, ND | Williston, ND | Boise, ID



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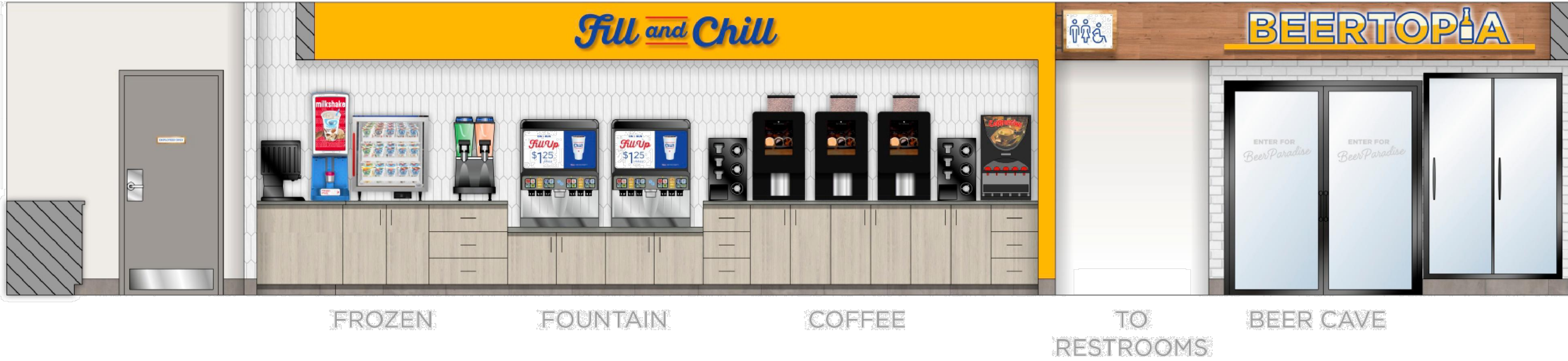
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INTERIOR
RENDERINGS

A605



1 FOUNTAIN DRINKS/RESTROOM HALL/BEER CAVE ENTRANCE DESIGN CONCEPT
A603 NOT TO SCALE



2 BEER CAVE DESIGN CONCEPT
A603 NOT TO SCALE

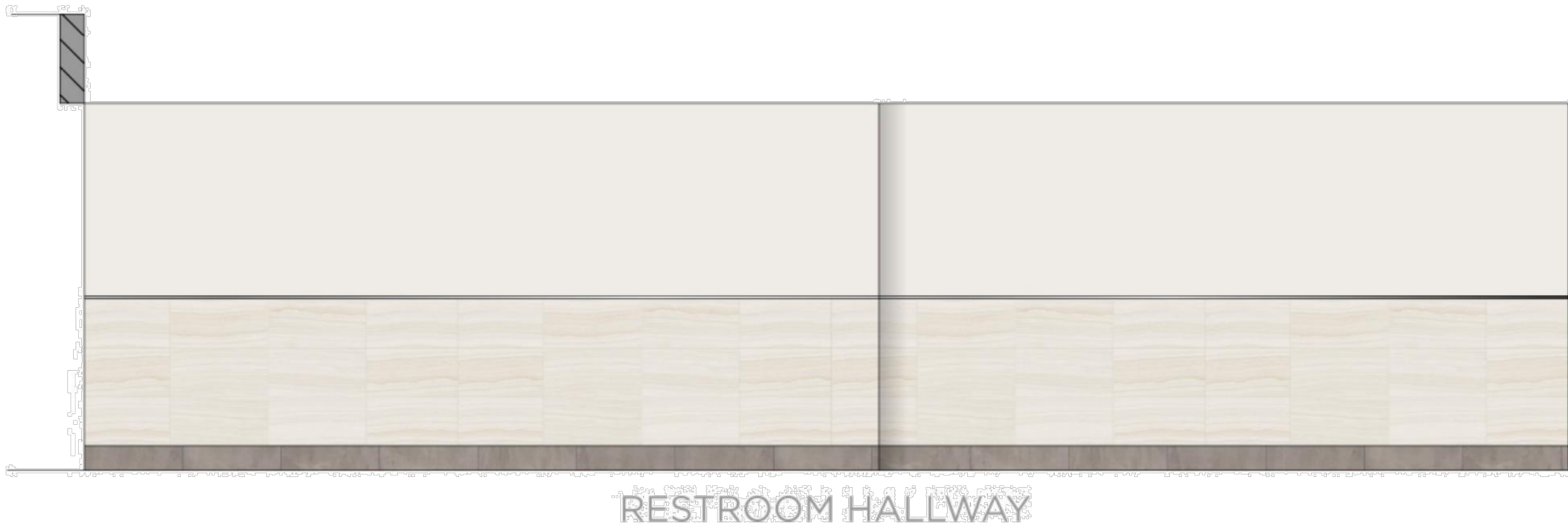
RENDERING GENERAL NOTE: ALL RENDERINGS ARE TO IDENTIFY DESIGN CONCEPTS ONLY. SCALES, MATERIALS, PATTERNS, SIGNAGE AND SIZES SHOULD BE IDENTIFIED AND USED OFF OF SPECIFICATIONS AND LINE DRAWINGS ONLY.



1 COOLER WALL DESIGN CONCEPT
A604 NOT TO SCALE



2 RESTROOM HALLWAY DESIGN CONCEPT
A604 NOT TO SCALE



RENDERING GENERAL NOTE: ALL RENDERINGS ARE TO IDENTIFY DESIGN CONCEPTS ONLY. SCALES, MATERIALS, PATTERNS, SIGNAGE AND SIZES SHOULD BE IDENTIFIED AND USED OFF OF SPECIFICATIONS AND LINE DRAWINGS ONLY.

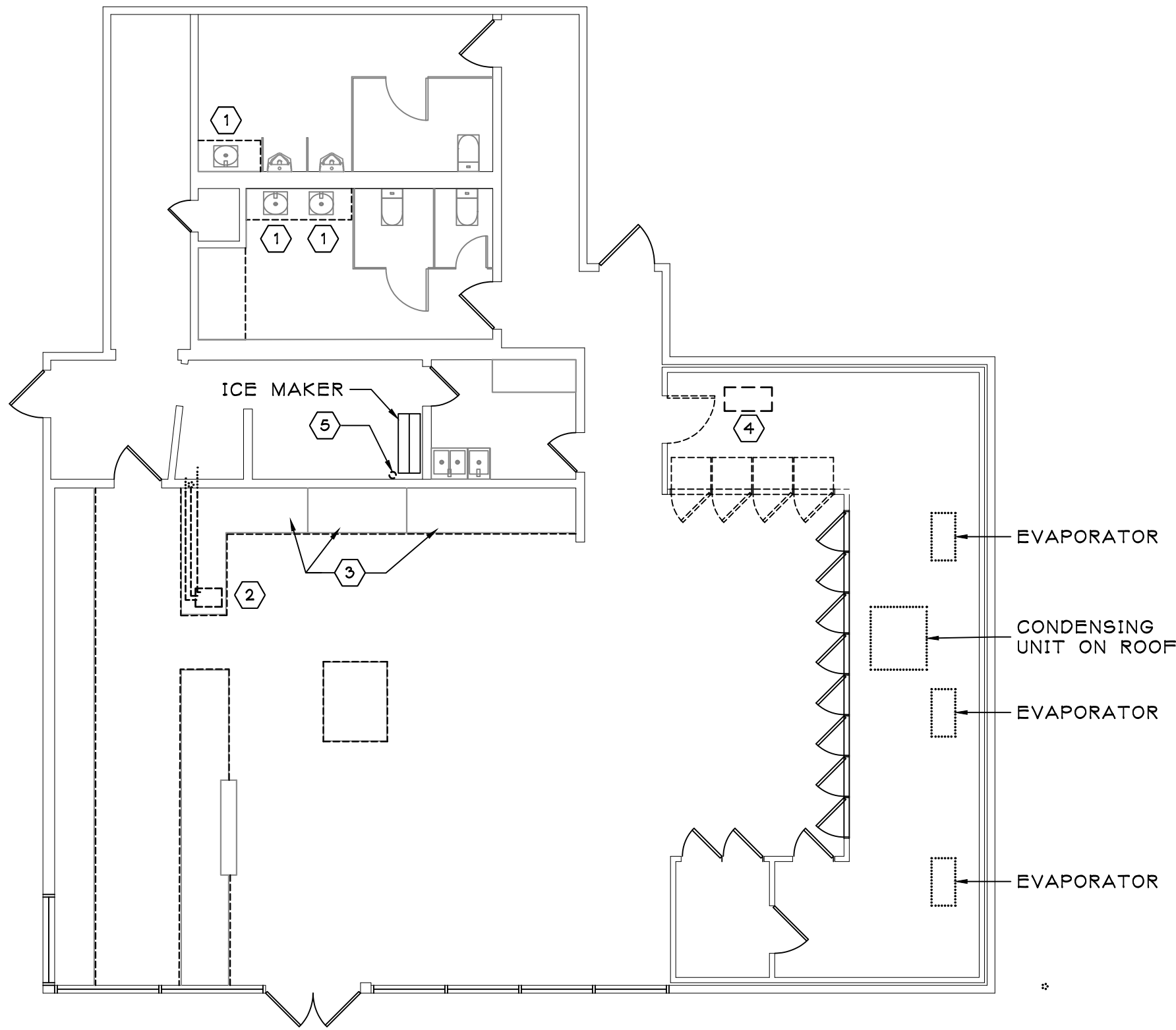
PLUMBING FIXTURE SCHEDULE													
MARK	FIXTURE			ADA	FAUCET/VALVE			CONNECTIONS					DESCRIPTION
	TYPE	MFR	MODEL		MFR	MODEL	OPTION	CW	HW	TEMP.	WASTE	VENT	
L-1	LAVATORY	KOHLER	K-2210	YES	KOHLER	K-15198-4RA	MANUAL	1/2"	1/2"		1-1/2"	1-1/4"	Under-counter mounted, vitreous china, oval, single handle faucet, 0.5 gpm
S-1	SINK - GENERAL PURPOSE	ADVANCE TABCO	DI-1-168	NO	ADVANCE TABCO	K-52	MANUAL	1/2"	1/2"		1-1/2"	1-1/4"	19"x19" single compartment, counter mounted, self-rimming, two handle gooseneck faucet with wrist blade handles, 1.0 gpm
NOTES: 1) THIS SCHEDULE IS ABBREVIATED. SEE MECHANICAL SPECIFICATIONS SECTION 224000 FOR FULL SPECIFICATIONS.													

DEMOLITION PLAN KEYNOTES

- 1
- DISCONNECT AND REMOVE WATER AND WASTE PIPING FOR LAVATORY AND COMPONENT REPLACEMENT. LAVATORY TO BE REMOVED WITH COUNTER.
- 2
- DISCONNECT WASTE PIPE AND WATER TUBING AT WALL FOR CABINET REMOVAL. RECONNECTIONS WILL BE REQUIRED FOR NEW SINK IN NEW CABINET. SEE REMODEL PLAN.
- 3
- VENDORS TO DISCONNECT AND REMOVE HOSES AND DRAINS FOR THEIR EQUIPMENT BACK TO UTILITY ROOM SIDE OF WALL FOR CABINET REMOVAL. SEE REMODEL PLAN.
- 4
- DISCONNECT EVAPORATOR FROM PIPING SYSTEM FOR THE FOUR EVAPORATOR UNITS AND REMOVE. MODIFY PIPING TO SERVE THE THREE REMAINING EVAPORATORS ON THE EXISTING CONDENSING UNIT.
- 5
- CARTRIDGE FILTER TO BE REMOVED FOR RELOCATION.

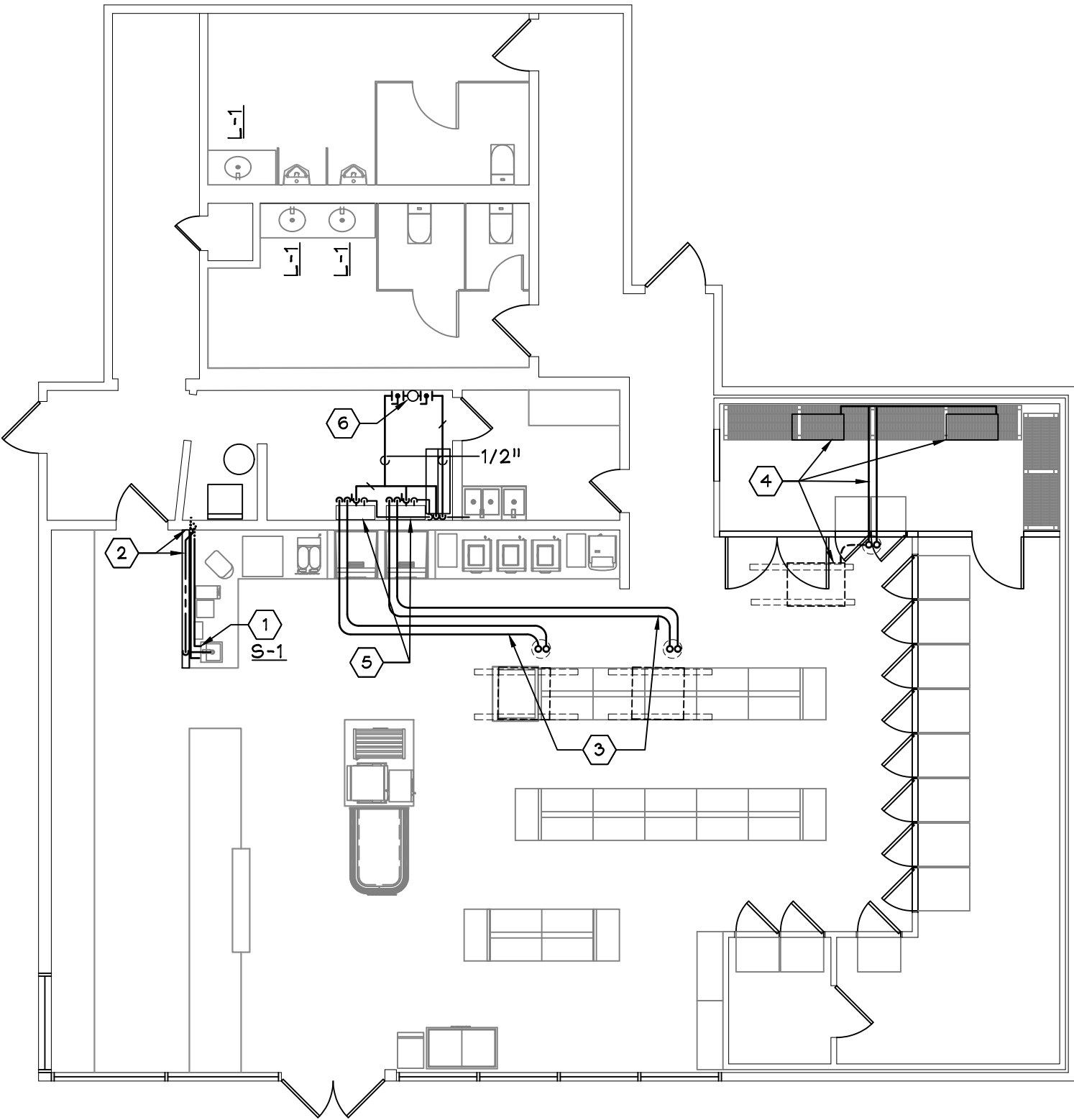
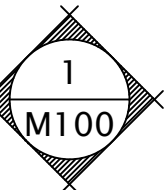
REMODEL PLAN KEYNOTES

- 1
- PROVIDE NEW SINK WITH P-TRAP, SUPPLIES AND QUARTER TURN STOPS.
- 2
- 1 1/2" WASTE AND VENT IN NEW PARTITION. MODIFY EXISTING STACK FOR CONNECTION OF WASTE AND VENT. NEW 1/2" EXTENSIONS OF THE HOT AND COLD WATER TUBING MAY BE RUN IN WALL OR BACK OF CABINET.
- 3
- REFRIGERATION LINE SETS FROM ROOF MOUNTED CONDENSING UNITS TO ICE MAKERS ON TOP OF POST MIX DISPENSERS TO BE FURNISHED BY OTHERS BUT INSTALLED BY M.C. THE TOTAL R404a REFRIGERANT CHARGE BY M.C. PIPE PORTALS FOR REFRIGERATION LINES, POWER AND CONTROL CONDUITS BY ROOFING CONTRACTOR. SUPPORT RAILS ACROSS TWO ROOF JOISTS PROVIDED BY ROOFING CONTRACTOR. TOP OF RAILS TO BE 18" ABOVE ROOF SURFACE. COORDINATE LOCATION OF PORTAL(S) AND CONDENSING UNITS AS WELL AS ORIENTATION OF CONDENSING UNIT AND ROOF JOISTS.
- 4
- INSTALL TWO NEW EVAPORATOR UNITS AND ONE CONDENSING UNIT FURNISHED BY OWNER. M.C. TO PROVIDE REFRIGERATION PIPING BETWEEN THEM AS DIRECTED BY COOLING SYSTEM MANUFACTURER. PIPE PORTALS FOR REFRIGERATION LINES, POWER AND CONTROL CONDUITS BY ROOFING CONTRACTOR. SUPPORT RAILS ACROSS TWO ROOF JOISTS PROVIDED BY ROOFING CONTRACTOR. TOP OF RAILS TO BE 18" ABOVE ROOF SURFACE. COORDINATE LOCATION OF PORTAL(S) AND CONDENSING UNITS AS WELL AS ORIENTATION OF CONDENSING UNIT AND ROOF JOISTS. CONNECT CONDENSATE DRAINS TO EXISTING.
- 5
- ICE MAKERS FOR FOUNTAIN SODA DISPENSERS FURNISHED AND MOUNTED BY OTHER. M.C. TO MAKE REFRIGERATION CONNECTIONS, FILTERED WATER CONNECTIONS WITH QUARTER TURN STOPS AND DRAIN PIPE TO FLOOR SINK UNDER ADJACENT THREE COMPARTMENT SINK.
- 6
- RELOCATE CARTRIDGE FILTER OVERHEAD ON WALL AND PROVIDE 1/2" COLD WATER PIPING WITH BALL VALVE TO AND FROM CARTRIDGE HOLDER.



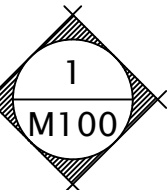
DEMOLITION PLAN

1/8" = 1'-0"



REMODEL PLAN

1/8" = 1'-0"



LINETYPE LEGEND	
NEW	_____
TO REMAIN	_____
TO BE REMOVED	-----

PIPE LEGEND	
ABOVE GROUND WASTE	_____
ABOVE GROUND VENT	_____
DOMESTIC COLD WATER	_____
DOMESTIC HOT WATER	_____
BALL VALVE	_____



PARKLAND ON THE RUN
CONOMART, #2 REMODEL
411 HIGHWAY 212 SOUTH, LAUREL, MONTANA

DRAWN BY: TDH
CHECKED BY: CAB

DATE: 8.18.2021

REVISIONS

Project NO.
21061

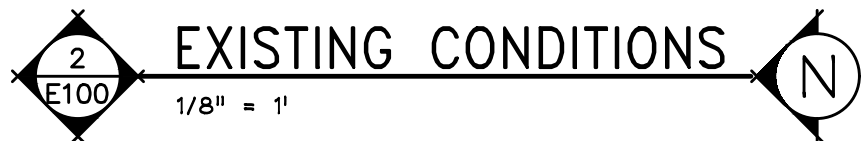
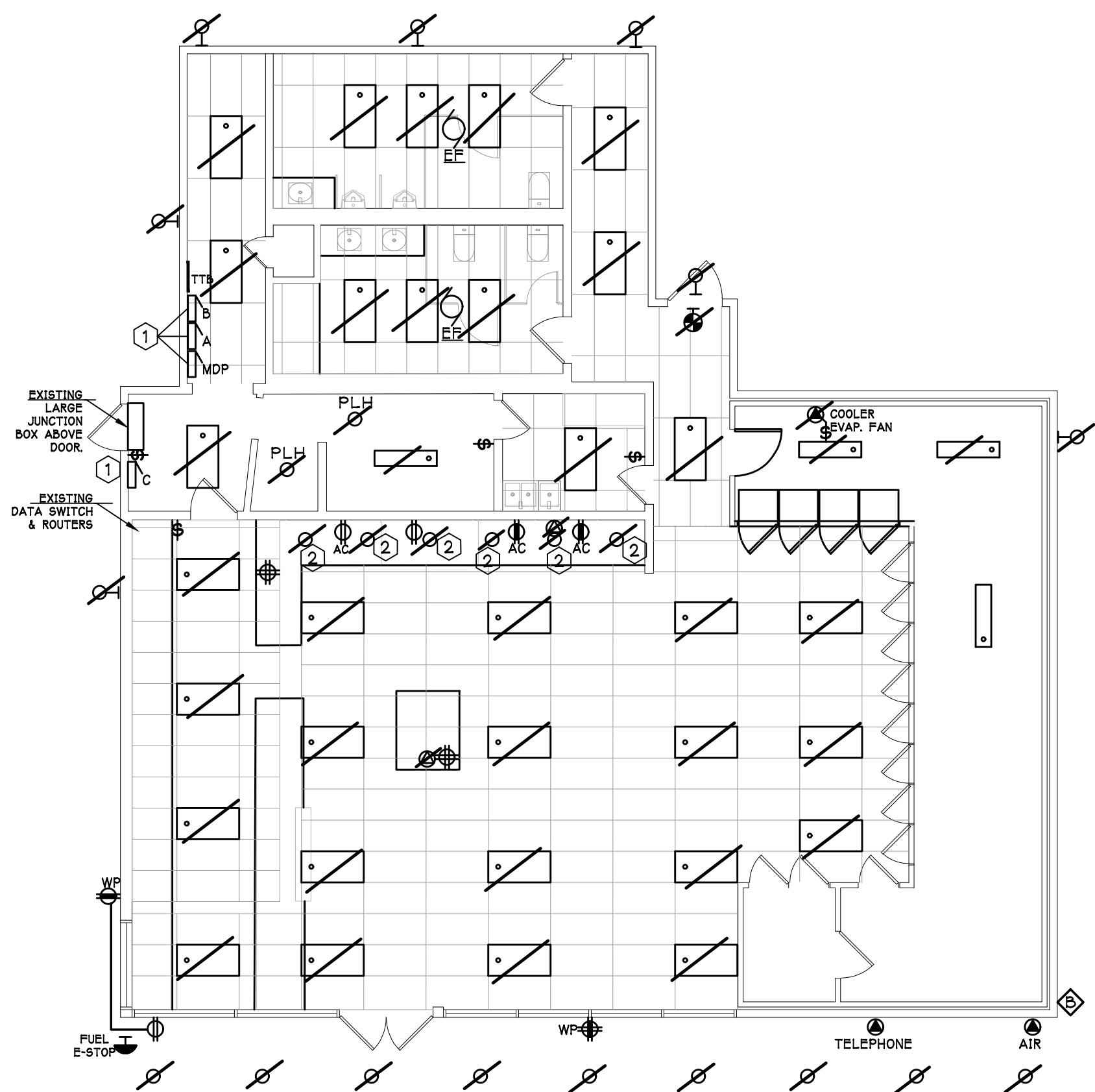
MECHANICAL
PLANS

M100

ACKERMAN
ESTVOLD

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GENERAL NOTES

- FIELD VERIFY ALL PERTINENT EXISTING CONDITIONS AND INSTALLATION REQUIREMENTS IN CONNECTION WITH REMODEL. MAKE ALLOWANCES IN BID THERETO.
- DEVICES WITH SLASH THROUGH INDICATE SPECIFIC EXISTING DEVICES TO BE REMOVED. REMOVE OR RELOCATE ANY ELECTRICAL DEVICE AS REQUIRED BY REMODEL OPERATIONS. EXTEND EXISTING CIRCUITRY AS REQUIRED TO MAINTAIN DOWNSTREAM DEVICES OR FIXTURES. DISCONNECT AND REMOVE ANY EXISTING CIRCUITRY NOT BEING REUSED. RE-IDENTIFY EXISTING PANEL DIRECTORIES AS REQUIRED.
- SEE SPECIFICATION 260510 FOR REMODEL.
- COORDINATE WITH OWNER FOR REMOVAL OR RELOCATION OF ANY EXISTING SURVEILLANCE OR SECURITY EQUIPMENT AS REQUIRED TO ACCOMPLISH THE PROJECT.

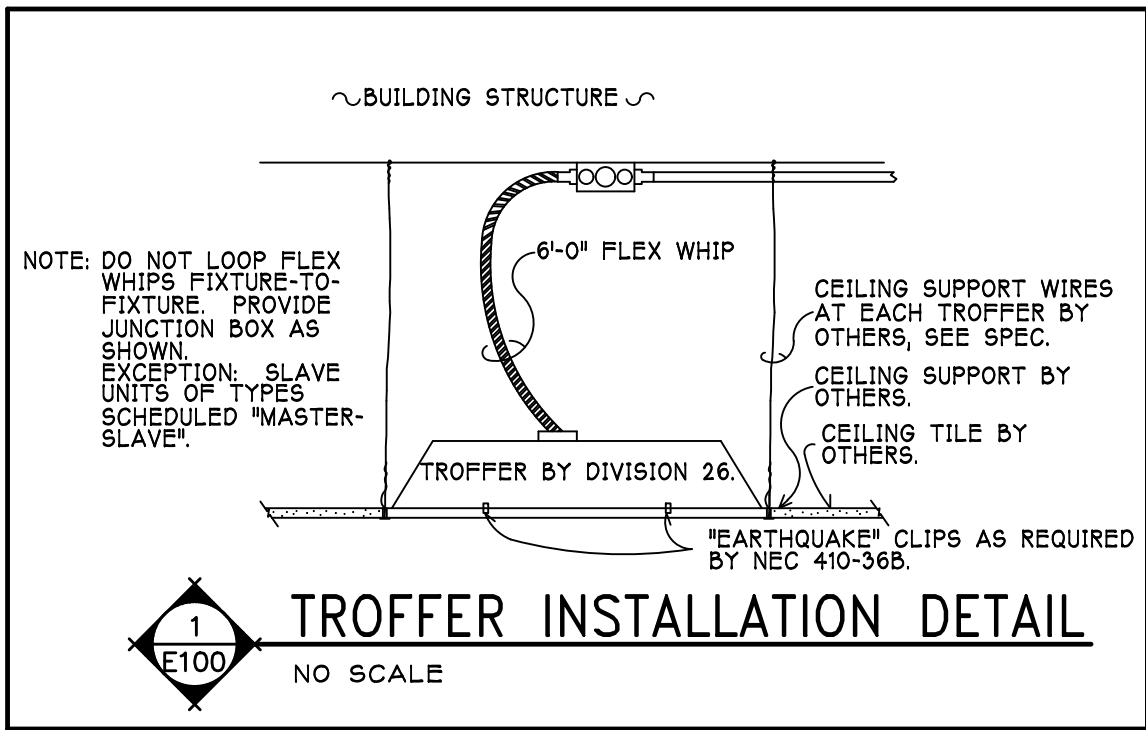
DETAIL 2/E100 NOTES:

- EXISTING PANELS HAVE THE INCORRECT ELECTRICAL INFORMATION ON THEM. THE ELECTRICAL SERVICE IS 120/208V. PROVIDE CORRECTED LABELS FOR EACH EXISTING PANELBOARD AND UPDATE CONDUCTOR MARKINGS AS REQUIRED.
- THESE FIXTURES WILL BE REPLACED BY TYPE G1 REMODEL FIXTURES. MINIMIZE DAMAGE TO EXISTING OPENINGS IN ORDER TO ALLOW FOR INSTALLATION OF REMODEL FIXTURES.

FIXTURE SCHEDULE							
TYPE	MANUFACTURER	CATALOG NO.	LAMPS		FINISH	MOUNTING	REMARKS
			NO.	TYPE			
A	LITHONIA	CPX 2X2 3200LM 80CRI 40K SWL MINIO ZT MVOLT 22FPL25CT3 MLFP 22EP 30 40 /V3	3,500 LUMENS		WHITE	SD 1/E100	2' X 2' EDGE LIT FLAT PANEL WITH 3,500 LUMENS, AND 4,000K COLOR TEMPERATURE.
A1	LITHONIA	CPX 2X2 3200LM 80CRI 40K SWL MINIO ZT MVOLT E10WLCF 22FPL25CT3 EL14W MLFP 22EP 30 40 EM /V3	3,500 LUMENS		WHITE	SD 1/E100	2' X 2' EDGE LIT FLAT PANEL WITH 3,500 LUMENS, AND 4,000K COLOR TEMPERATURE, AND INTEGRAL EMERGENCY DRIVER.
B	LITHONIA	CPX 2X4 4000LM 80CRI 40K SWL MINIO ZT MVOLT 24FPL25CT3 EL14W MLFP 24EP 40 40/41	4,500 LUMENS		WHITE	SD 1/E100	2' X 4' EDGE LIT FLAT PANEL WITH 4,500 LUMENS, AND 4,000K COLOR TEMPERATURE.
B1	LITHONIA	CPX 2X4 4000LM 80CRI 40K SWL MINIO ZT MVOLT E10WLCF 24FPL25CT3 EL14W MLFP 24EP 40 40/41 EM	4,500 LUMENS		WHITE	SD 1/E100	2' X 4' EDGE LIT FLAT PANEL WITH 4,500 LUMENS, 4,000K COLOR TEMPERATURE, AND INTEGRAL EMERGENCY DRIVER.
E	CHLORIDE EVENLITE LEGION LIGHTING	CLC N 6W TLP G 2U W SD EXEMTLPC G U W SD		INTEGRAL LED'S	WHITE	NOTE 1	SINGLE FACE UNIVERSAL MOUNT COMBINATION LED EXIT WITH INTEGRAL EGRESS LIGHTING, DUAL-VOLTAGE RATED, AND INTEGRAL BATTERY WITH SELF-DIAGNOSTICS.
E2	CHLORIDE LITHONIA SURE-LITE	CLU N W ELM2L 50RT SEL 50 SD		INTEGRAL LED'S	WHITE	WALL 9' AFF OR AS HIGH AS POSSIBLE	DECORATIVE LED EMERGENCY FIXTURE WITH SELF-DIAGNOSTICS AND DUAL-VOLTAGE RATED.
F	MAXLITE METALUX LITHONIA	LS 48 35 U 40 4 SNLED LD5 44SL LW UNV L840 CD 1 CS8 L48 4000LM MVOLT 40K 80CRI HC36	4,500 LUMENS		WHITE	CHAIN HANG TO AVOID MECHANICAL EQUIPMENT	4' LED STRIP FIXTURE WITH DIFFUSE LENS AND 4,000K COLOR TEMPERATURE.
G	LSI LIGHTING	LC04 LED 24L UNV DIM1 40 FL TR4R 5F SPC LDN4 40/20 L04 AR LS MVOLT GZIO HC4 20 D010 HM4 12 840 41 WD C	2,000 LUMENS		SPECULAR CLEAR	RECESSED	2,000 LUMEN 4" LED DOWNLIGHT, DAMP LOCATION LISTED. INCLUDE CHANNEL BAR HANGERS.
G1	LITHONIA	LBR4 20LM 40K AR LSS MWD MVOLT UGZ HC4 20 D010 HM4 12 840 41 MD H	2,000 LUMENS		SPECULAR CLEAR	RECESSED	2,000 LUMEN 4" REMODEL LED DOWNLIGHT WITH 4,000K COLOR TEMPERATURE. INCLUDE 1/800" RING AS REQUIRED FOR LARGER OPENINGS.
K	LSI LIGHTING LITHONIA MCGRAW-EDISON	XPW53 WT LED 48 350 NW UE OPT WSR-LED P3 40K SR3 MVOLT DSPD ISC SA1 C 740 U T3 GM	4,500 LUMEN LED		TEXTURED DARK GREY / GRAPHITE	MATCH EXISTING	ARCHITECTURAL WALL SCONCE WITH TYPE III DISTRIBUTION.
NOTES:							
1. WALL MOUNT DIRECTLY ABOVE EXIT DOOR WHERE POSSIBLE. CEILING OR END MOUNT IN REMAINING LOCATIONS AS DICTATED BY BUILDING CONDITIONS.							

NOTES:

- WALL MOUNT DIRECTLY ABOVE EXIT DOOR WHERE POSSIBLE. CEILING OR END MOUNT IN REMAINING LOCATIONS AS DICTATED BY BUILDING CONDITIONS.



STANDARD ELECTRICAL SYMBOLS

BASED ON ANSI Y32.9-1972, ANSI A117-1986, AND FEDERAL REGISTER 56-14404-01
MOUNTING HEIGHT MEASUREMENTS SHALL BE MADE FROM FINISH FLOOR TO CENTER LINE OF OUTLET

SYMBOL	DESCRIPTION	MTG. HT.	
LIGHTING OUTLETS			
	CEILING LUMINAIRE, TYPE A, CKT 1, SW 3.		
	WALL MOUNT LUMINAIRE.	SCHEDULED	
	TROFFER TYPE LUMINAIRE, SLASH INDICATES UNSWITCHED.		
	STRIP TYPE LUMINAIRE.		
	EXIT SIGNAGE		
	EMERGENCY BATTERY UNIT	SCHEDULED	
	REMOTE SEALED BEAM		
	PORCELAIN LAMPHOLDER. 100A LAMP	SCHEDULED	
	JUNCTION BOX		
RECEPTACLE OUTLETS			
	SINGLE. CKT 1	18"	
	DUPLEX	18"	
	DOUBLE DUPLEX	18"	
	DUPLEX - SPLIT WIRED	18"	
	DUPLEX - GROUND FAULT CIRCUIT INTERRUPTER	18"	
	DOUBLE DUPLEX - GROUND FAULT CIRCUIT INTERRUPTER	18"	
	SPECIAL CONFIGURATION DESIGNATION REFERS TO SCHEDULE	SCHEDULED	
	MULTI-OUTLET ASSEMBLY. ARROWS EXTEND TO LIMIT OF INSTALLATION. SUBSCRIPT INDICATES SPACING OF OUTLETS		
	CLOCK RECEPTACLE	82"	
	DUPLEX RECEPTACLE - FLOOR BOX		
SWITCH OUTLETS			
	SINGLE POLE	46"	
	DOUBLE POLE	46"	
	THREE-WAY	46"	
	FOUR-WAY	46"	
	KEY OPERATED		
	MOTOR - PROVIDE OVERLOAD UNIT AS REQD. TOGGLE		
	ACCEPTABLE IF INTERNAL THERMAL PROTECTION INCLUDED. SWITCH NOT REQUIRED IF MOTOR ASSEMBLY HAS INTERNAL DISCONNECTING MEANS.		
	PILOT HANDLE	46"	
	TIME DELAY	46"	
	DIMMER - 1000W UNLESS OTHERWISE INDICATED	46"	
	GANGED SWITCHES - ARROW INDICATES MULTI-LEVEL SWITCHING	46"	
	CEILING MOUNTED OCCUPANCY SENSOR		
	WALL MOUNTED OCCUPANCY SENSOR - ARROW INDICATES MULTI-LEVEL SWITCHING. 4 - 0/0V DIMMING	46"	
COMMUNICATION/DATA SYSTEM OUTLETS			
	TELEPHONE OUTLET.	18"	
	TELEPHONE OUTLET OR COMPUTER/VDT - FLOOR BOX		
	COMPUTER/VDT OUTLET	18"	
	VOICE/DATA ROUGH-IN BELL	18"	
	BUZZER		
	INTERCOM STATION	46"	
	MICROPHONE OUTLET	18"	
	TELEVISION OUTLET	18"	
	VOLUME CONTROL	46"	
	PUSH BUTTON		
	SPEAKER/BAFFLE/BACKBOX COMBINATION CLOCK	CEILING	
MISCELLANEOUS			
	PLAN OR DETAIL NOTE		
	SPECIAL PURPOSE CONNECTION - AS REQUIRED BY EQUIPMENT MANUFACTURER. CO-ORDINATE ROUGH-IN WITH SHOP DWGS.	TOP 75"	
	BRANCH CIRCUIT PANELBOARD, SHADING INDICATES NEW PANEL		
	CONTROL PANEL		
	EXTERNALLY OPERATED DISCONNECT SWITCH		
	CONTROLLER OR RELAY		
	COMBINATION CONTROLLER AND DISCONNECTION MEANS		
	MOTOR. DESIGNATION REFERS TO SCHEDULE.		
EQUIPMENT DESIGNATION. SEE SCHEDULE.			
	ELECTRIC HEAT TO SCALE. DESIGNATION REFERS TO SCHEDULE. "T" INDICATES INTEGRAL THERMOSTAT.		
	THERMOSTAT-PROVIDED BY DIV. 26	46"	
	THERMOSTAT-FURNISHED BY DIV. 23, INSTALLED BY DIV. 26	46"	
	HUMIDISTAT-FURNISHED BY DIV. 23, INSTALLED BY DIV. 26	46"	
	POTENTIOMETER-FURNISHED BY DIV. 23, INSTALLED BY DIV. 26	46"	
	TIME SWITCH		
	PHOTOELECTRIC SWITCH		
CIRCUITING			
	HOME RUN. MIN 3/4" C. ARROWS AND SUBSCRIPTS INDICATE NUMBER AND IDENTIFICATION OF CIRCUITS.		
	EMERGENCY. MIN 1/2" C-#10 AWG.		
	TELEPHONE. MIN 3/4" C. HOME RUN TO TERMINAL BOARD		
	TELEPHONE. MIN 3/4" C. STUD INTO CEILING SPACE		
	LOW VOLTAGE. MIN 1/2" C-#14 AWG AS REQD.		
	SPECIAL SYSTEMS. MIN 3/4" C. PROVIDE CONDUCTORS AS REQUIRED BY MANUFACTURER. SUBSCRIPT INDICATES SYSTEM. SEE STANDARD ABBREVIATIONS.		
	0-10 VOLT CLASS 2 DIMMING CONDUCTORS		
FIRE ALARM SYSTEMS			
	DETECTOR. SUPERScript INDICATES ZONE. SUBSCRIPT DESCRIBES INITIATION: C-CIRCUIT, R-RATE OF RISE, T-THERMAL, F-FIXED TEMPERATURE, THERMAL, I-IONIZATION, P-PHOTO-ELECTRIC, C-COMB. CARBON MONOXIDE & PHOTOELECTRIC.	CEILING	
	CHIME	88"	
	MAGNETIC DOOR HOLDER		
	FAN RELAY		
	FLOW SWITCH		
	MANUAL STATION	46"	
	AUDIBLE NOTIFICATION APPLIANCE	88"	
	VISUAL NOTIFICATION APPLIANCE	88"	
	AUDIBLE-VISUAL NOTIFICATION APPLIANCE	88"	
	MAIN VALVE SUPERVISORY (FAMPER) SWITCH		
	FIRE ALARM CONTROL PANEL	TOP 66"	
STANDARD ABBREVIATIONS			
AC	ABOVE COUNTER (MIN 4" ABOVE BACKSPLASH)	MCB	MAIN CIRCUIT BREAKER
AFB	ABOVE FINISH FLOOR	MLO	MAIN LUG ONLY
AFG	ABOVE FINISH GRADE	NC	NURSES CALL
AHU	AIR HANDLING UNIT	NPS	NON-PRESSURE DISCONNECT SWITCH
ATC	AUTOMATIC TEMPERATURE CONTROL	NR	NOT REQUIRED
BOF	BOTTOM OF FIXTURE	P	PAGING/BACKGROUND MUSIC
CCT	CIRCUIT	PA	PUBLIC ADDRESS
CP	CONTROL PANEL	PRV	POWER ROOM VENTILATOR
CJ	CONDENSING UNIT	RP	RELIEF PAN
CUH	CABINET UNIT HEATER	RSC	RESID GALVANIZED STEEL CONDUIT
DT	DUST TIGHT	RT	RAIN-TIGHT
DTR	DATA TERMINATION RACK	RTU	ROOFTOP UNIT
EC	ELECTRICAL CONTRACTOR	S	SECURITY
EP	EXHAUST FAN	SD	SEE DETAIL
EW	EMERGENCY	SS	SURGE SUPPRESSION
EP	EXPLOSION PROOF	SW	SWITCH
EWG	ELECTRIC WATER COOLER	TOP	TOP OF PANEL
EWL	ELECTRIC WATER HEATER	T	TELEPHONE
F	FUSED	TSSW	TWO SPEED SEPARATE WINDING
FLA	FULL LOAD AMPERES	W	WALL MTS. (48" AFF. FORWARD REACH)
FA	FIRE ALARM	WT	WEATHERPROOF
FACP	FIRE ALARM CONTROL PANEL	WP	WATER TIGHT
FAA	FIRE ALARM REMOTE ANNUNCIATOR	WM	WIREMOLD
FDS	FUSIBLE DISCONNECT SWITCH		
FVR	FULL VOLTAGE NON REVERSING		
FVR	FULL VOLTAGE REVERSING		
IG	INTERCOM		
IB	ISOLATED GROUND		
IL	INTERLOCK		
LV	LOW VOLTAGE		
MC	MECHANICAL CONTRACTOR		
MCA	MINIMUM CIRCUIT AMPACITY		

SPECIAL SYMBOLS PECULIAR TO THIS PROJECT

SPECIAL ABBREVIATIONS PECULIAR TO THIS PROJECT

ACKERMAN
ESTVOLD

Prairie
Engineering P.C.
Professional Consulting Engineers

PARKLAND ON THE RUN
CONOMART, #2 REMODEL
411 HIGHWAY 212 SOUTH, LAUREL, MONTANA

DRAWN BY: JDF
CHECKED BY: JLH

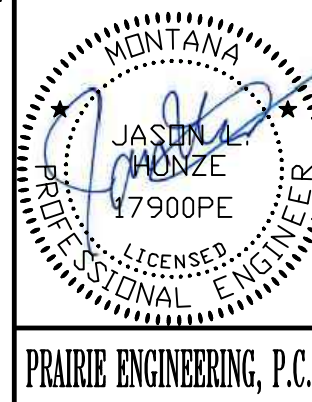
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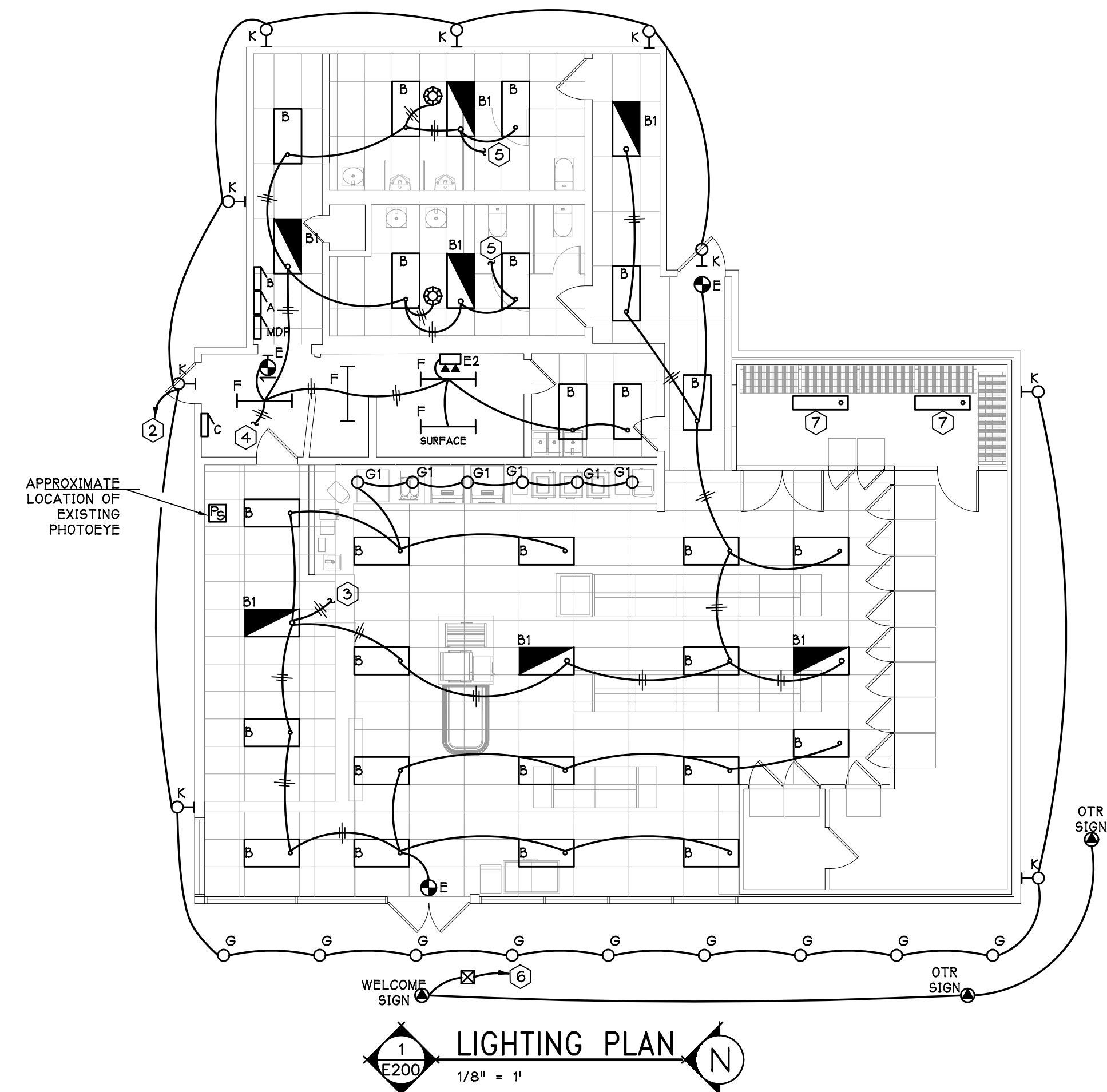
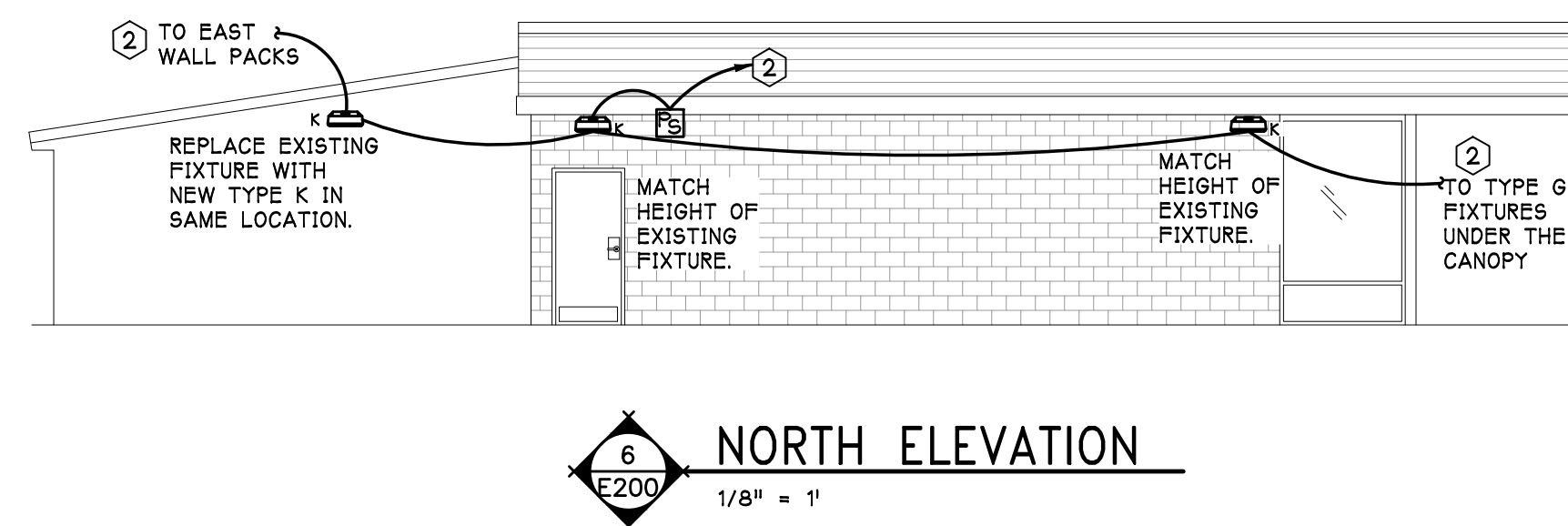
Project NO.
21061

SCHEDULES
& DETAILS

E100

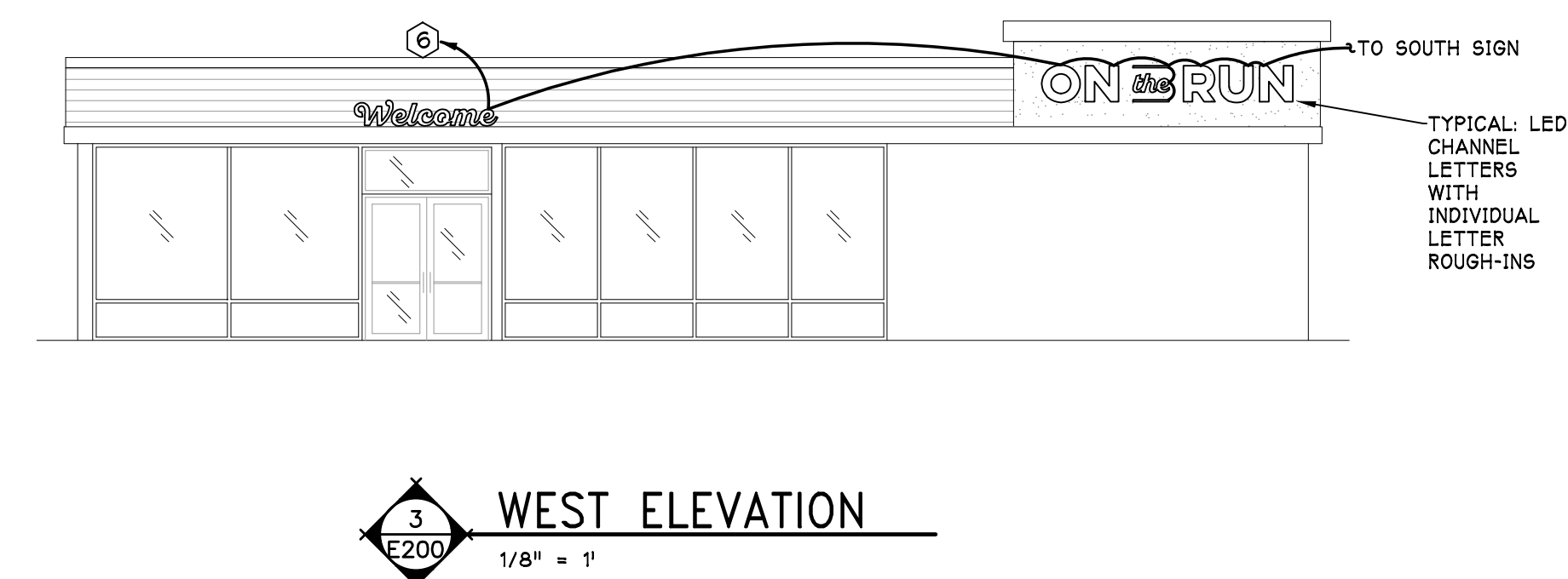


PRAIRIE ENGINEERING, P.C.



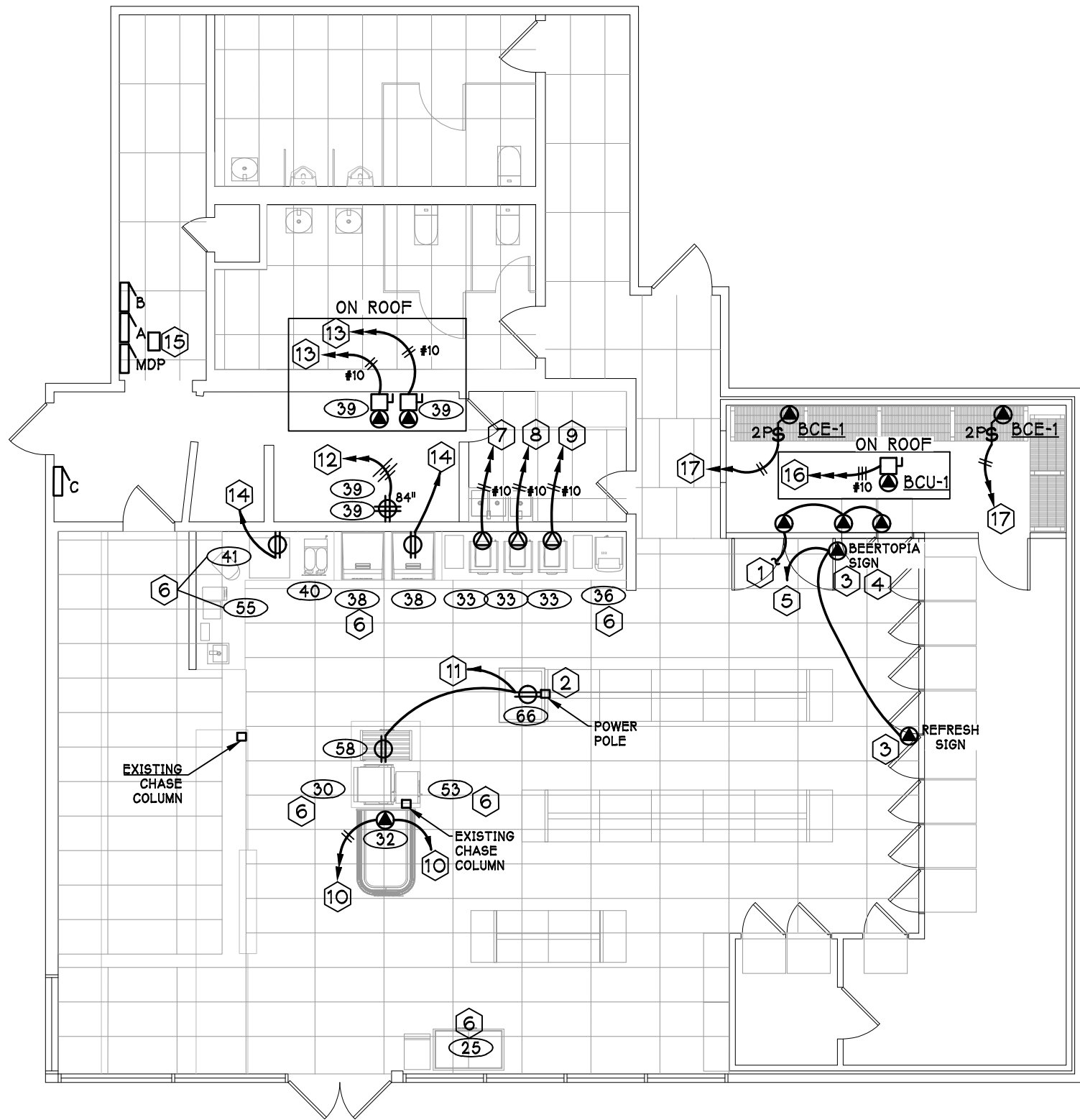
SHEET E200 NOTES:

- ① FIELD VERIFY EXIST VENT PIPE LOCATIONS AND MEASUREMENT TO SIGN LOCATION. COORDINATE WITH ARCHITECT ON FINAL SIGN PLACEMENT.
- ② CONNECT ALL EXTERIOR BUILDING MOUNTED LIGHTING TOGETHER ON EXISTING "50FFIT LIGHTS" CIRCUIT IN PANEL B. ROUTE THROUGH EXISTING PHOTOEYE OR CONTACTOR AS APPLICABLE FOR ON/OFF CONTROL.
- ③ RECONNECT TO ONE "STORE LIGHTS" CIRCUIT IN PANEL B FOR POWER. LIGHTING TO STILL BE CONTROLLED BY EXISTING CONTROLS.
- ④ RECONNECT TO "STORAGE ROOM LIGHTS" CIRCUIT IN PANEL B FOR POWER. LIGHTING TO STILL BE CONTROLLED BY EXISTING CONTROLS UNLESS SHOWN OTHERWISE.
- ⑤ RECONNECT TO EXISTING EXHAUST FAN. FAN TO RUN WHEN LIGHTS ARE ON.
- ⑥ CONNECT TO SPARE "STORE LIGHTS" CIRCUIT IN PANEL B FOR POWER. PROVIDE SINGLE-POLE RELAY WITH 120V CONTROL COIL CONNECTED TO THE EXISTING PHOTOEYE FOR ON/OFF CONTROL.
- ⑦ CONNECT NEW WALK-IN COOLER FIXTURES TO EXISTING COOLER LIGHTING CIRCUIT. FIXTURES PROVIDED BY THE SUPPLIER AND INSTALLED BY E.C. EXISTING LIGHTING TO NEW ON/OFF SWITCH PROVIDED WITH THIS COOLER PACKAGE.



FOOD SERVICE EQUIPMENT SCHEDULE							
DESIG.	EQUIPMENT SERVED	CHARACTERISTICS			CONNECTION		REMARKS
		LOAD	VOLTAGE	PHASE	RECEPT.	DIRECT	
25	ICE CREAM DISPLAY	2A	120	1	5-20R	X	SEPARATE 120V 20A POWER FEED FOR EVAP. PAN
30	HEATED MERCHANDISER	11.7A	120	1	5-20R		
32	REF. DISPLAY CASE	15A	208	1			
33	FAST CUP	24A	208	1	L6-30R	X	NEMA 3R 30/2 FDS
36	CAPPUCCINO	15A	120	1	5-20R		
38	[2 THUS] SODA MACHINE	9.3A	120	1	5-20R		
39	SODA ICE MACHINE	6A	120	1	5-20R		
39	REMOTE ICE COND.	15A	208	1			
40	FROZEN BEVERAGE	12A	120	1	5-20R		
41	FIREAL MACHINE	[2] 15A	120	1	5-20R		
53	MICROWAVE	13A	120	1	5-20R		
55	NACHO CHEESE	1.7A	120	1	5-20R		
58	HOT DOG ROLLER GRILL	13A	120	1	5-20R		
66	PASTRY CASE	1A	120	1	5-20R		
NOTES:							
1. FOOD SERVICE EQUIPMENT NUMBERS CO-COINCIDE WITH EQUIPMENT SCHEDULE AS SHOWN ON ARCHITECTURAL DRAWINGS.							
2. EC SHALL BE RESPONSIBLE FOR OPERATIONAL CONNECTION OF ALL FOOD SERVICE EQUIPMENT.							
3. EC. TO PROVIDE CORD & PLUG AS REQUIRED.							

MOTOR & EQUIPMENT SCHEDULE									
EQUIPMENT SERVED	CHARACTERISTICS			DISCONNECT (BY EC)	CONTROLLER (BY EC)	CONTROL INITIATING DEVICE			
	HP	VOLT	PHASE			DEVICE	FURN	MTD	NOTE
BEER CAVE CONDENSING UNIT BCU-1	21.2 MCA (30A MOPD)	208	3	30/3 FDS NEMA 3R	INTEGRAL	T-STAT	OTHRs	EC	
BEER CAVE EVAPORATOR FANS BCE-1,2	15 MCA (20A MOPD)	208	1	2-POLE TOGGLE NEMA 3R	INTEGRAL	BCU-1	EC	EC	



POWER PLAN
1/8" = 1'

- SHEET E300 NOTES:**
- 1 RECONNECT TO EXISTING WALK-IN DOOR CIRCUIT FOR POWER.
 - 2 PROVIDE AND INSTALL POWER POLE, WIREMOLD MODEL# 250TC SERIES OR EQUIVALENT, FROM ABOVE ACCESSIBLE CEILING INTO NEW CABINETRY FOR EQUIPMENT POWER FEED. INSTALL RECEPTACLES AS SHOWN WITHIN THE CABINETS BELOW THE EQUIPMENT. POWER POLE TO BE WHITE IN COLOR.
 - 3 LED CHANNEL LETTERS WITH INDIVIDUAL LETTER ROUGH-INS AT THESE LOCATIONS. FIELD VERIFY REQUIREMENTS PRIOR TO ROUGH-IN.
 - 4 PROVIDE 7FT RECESSED LED TAPE LIGHT Q-TRAN MODEL# SW24/3.0-DRY-40-BW-CLS-WH-CL2-MATCH QZ-60-UNV/24+PH/010-WH LATO-WO-ST-SST-DF-S2-84", ACCLAIM MODEL# FLEXOH14 FLX777 (2)FLX715 M150L240C, OR APPROVED EQUAL, RECESS MOUNTED TO YELLOW LEDGE WITH REMOTE DRIVER ABOVE ACCESSIBLE CEILING TO BACK LIGHT LETTERS. LED CHANNEL LETTERS WITH INDIVIDUAL LETTER ROUGH-INS MOUNTED AT FRONT OF LEDGE WITH LED TAPE PROVIDING "HALO" EFFECT. FIELD VERIFY REQUIREMENTS PRIOR TO ROUGH-IN.
 - 5 CONNECT TO EXISTING 20/1 BREAKER CALLED "NIGHT LIGHTS" IN PANEL B FOR POWER.
 - 6 RECONNECT TO EXISTING RECEPTACLE(S) THAT SERVE THIS AREA FOR POWER.
 - 7 CONNECT TO EXISTING 30/2 "COFFEE" BREAKER IN PANEL B FOR POWER.
 - 8 CONNECT TO EXISTING 30/2 "COFFEE 220V" BREAKER IN PANEL A FOR POWER.
 - 9 CONNECT TO EXISTING 30/2 SPARE BREAKER IN PANEL A FOR POWER.
 - 10 REPLACE EXISTING 30/2 BREAKER IN PANEL B THAT FED THE PREVIOUS REFRIGERATED DISPLAY WITH EATON TYPE BAB 20/2 BREAKER. CONNECT NEW DISPLAY EVAPORATOR PAN TO UNUSED 20/1 BREAKER IN PANEL B FOR POWER.
 - 11 CONNECT TO EXISTING SPARE 20/1 BREAKER IN PANEL A (CIRCUIT #14) FOR POWER.
 - 12 CONNECT TO EXISTING "ICE MACHINE" 20/1 BREAKERS IN PANEL A FOR POWER. FIELD VERIFY RECEPTACLE MOUNTING LOCATIONS WITH SODA ICE MACHINE LAYOUT.
 - 13 PROVIDE AND INSTALL EATON TYPE BAB 30/2 BREAKER IN PANEL A FOR POWER.
 - 14 PROVIDE AND INSTALL EATON TYPE BAB 20/1 BREAKER IN PANEL A FOR POWER.
 - 15 PROVIDE AND INSTALL TYPE 1 STAND ALONE 150KA SPD. SEE SPECIFICATION FOR FURTHER DETAILS. FIELD COORDINATE INSTALLATION LOCATION WITH EXISTING SITE EQUIPMENT.
 - 16 CONNECT TO EXISTING 30/2 SPARE BREAKER IN PANEL A FOR POWER.
 - 17 PROVIDE AND INSTALL EATON TYPE BAB 20/2 BREAKER IN PANEL A FOR POWER.

