



**AGENDA
CITY OF LAUREL
CITY/COUNTY PLANNING BOARD
WEDNESDAY, DECEMBER 16, 2020**

5:35 PM

ONLINE - JOIN WITH:

**[HTTPS://US02WEB.ZOOM.US/J/89615296211?PWD=RJLEEKM4DXRRS1Y3
EUFTUJLLY2R0UT09](https://us02web.zoom.us/j/89615296211?pwd=RJLEEKM4DXRRS1Y3EUFTUJLLY2R0UT09)**

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.](#) Public Hearing: Conditional Land Use Permit - Soda Station
- [3.](#) Approve Meeting Minutes: October 21, 2020

New Business

- [4.](#) Sign Review - Fiesta Mexicana
[Chevrolet](#) Sign Relocation

Old Business

[Goldberg](#) Sporting Estates Subdivision

Other Items

6. Upcoming Projects Discussion

Announcements

7. Next Meeting: January 20, 2020
8. Adjourn

The City makes reasonable accommodations for any known disability that may interfere with a person's ability to participate in this meeting. Persons needing accommodation must notify the City Clerk's Office to make needed arrangements. To make your request known, please call 406-628-7431, Ext. 2, or write to City Clerk, PO Box 10, Laurel, MT 59044, or present your request at City Hall, 115 West First Street, Laurel, Montana.

[DATES TO REMEMBER](#)

File Attachments for Item:

2. Public Hearing: Conditional Land Use Permit - Soda Station



LAUREL CITY-COUNTY PLANNING DEPARTMENT

STAFF REPORT

TO: Laurel City-County Planning Board / Zoning Commission
FROM: Nicholas Altonaga, Planning Director
RE: Conditional Use Permit – Soda Station – 714 1st Ave
DATE: December 12, 2020

DESCRIPTION OF REQUEST

A Conditional Land Use application was submitted by Ann Pugmire on behalf of Soda Station to construct and operate a beverage kiosk on the rear portion of the property at 714 1st Avenue. An approval of a conditional land use is required to build and operate a beverage kiosk because this use is not described or defined within the zoning district it resides in.

Owner: FIRST AVENUE CENTER LLC
Legal Description: RICCI MINOR SUB, S09, T02 S, R24 E, Lot 2, (13)
Address: 714 N. 1st Avenue
Parcel Size: 45,000 sqft.
Existing Land Use: Dominos Pizza, rear of parcel is vacant
Proposed Land Use: Non-Alcoholic Beverage Stand/Kiosk (Soda and pop)
Existing Zoning: Community Commercial (CC), Community Entryway Zoning District (CEZD)

BACKGROUND AND PROCEDURAL HISTORY

- Planning Director spoke with the applicant in November of 2020 to discuss the requirements of the application and the process.
- An application was provided to the Planning Department on November 13, 2020
- The Applicant provided additional information to the Planning Department on December 6, 2020.
- A public hearing for the Conditional Land Use is scheduled for the December 16, 2020 Planning Board meeting.
- A public hearing for the Conditional Land Use is scheduled for the January 12, 2020 City Council meeting agenda.
- The public hearing requirements of 1762.030 have been met.

STAFF FINDINGS:

The applicant is requesting approval of a conditional land use to construct and operate a beverage kiosk on the rear portion of 714 N. 1st Ave in Laurel. This use is not specifically delineated or defined within Chapter 17 of the Laurel Municipal Code. As such, a Conditional Land Use application is required. The following findings have been noted by the Planning Department after reviewing the Conditional Land Use application and supplementary documents.

- The location of the proposed beverage kiosk is zoned as Community Commercial (CC)
- The Purpose of Community Commercial zoning is primarily to “accommodate community retail, service and office facilities offering a greater variety than would normally be found in a neighborhood or convenience retail development.”
- The Applicant has contacted the neighboring property owner to discuss driveway access for site traffic flow.
- The Applicant has received approval for two parking spaces, with more allocated if necessary.
- The applicant has provided a concept site plan and photos of the proposed kiosk.
- The concept plan and proposed stand pictures do not appear as if they will negatively impact the surrounding neighborhood by changing community character, lighting, or noise.
- The only mention of kiosks in the Laurel Municipal Zoning Code is within the Off-Street Parking Code.

PLANNING BOARD AND GOVERNING BODY REVIEW CRITERIA:

“17.62.020 – Requirements” contains the review criteria for the Zoning Commission to discuss and recommend actions on conditional land uses. The text of this subchapter is included below.

No structure or land use may be used for any purpose other than those allowed within a zoning district as specified in the zoning ordinance unless either a variance has been granted (under Chapter 17.60 or 17.64 of this code) or a conditional land use permit therefor has been provided. The zoning commission may recommend and the city can require any information that will allow the decision makers to comprehensively evaluate and decide on applications for conditional uses brought before them. The zoning commission may recommend and the city can require, after consideration of the application for conditional use, those conditions under which such land use may be allowed to include but not be necessarily limited to the following:

- A. Adequate ingress and egress with concern for vehicular and pedestrian safety and convenience, traffic flow and control, and emergency access as reviewed and approved by the city public works director;*
- B. Adequate off-street parking and loading with attention to vehicular and pedestrian safety and traffic flow;*

- C. *Conditions that control, specify, or plan for the generation of odors, noise, hours of operation, signage, or impact on the neighborhood of natural systems;*
- D. *Adequate landscaping, screening, mitigation of impact on adjacent property and buffering; and*
- E. *Compatibility with adjacent and neighborhood land uses and Laurel's GMP.*

STAFF SUGGESTED CONDITIONS:

The Planning Director recommends the approval of the Conditional Land Use application to operate a non-alcoholic beverage kiosk on 714 N. 1st Ave. The Planning Director suggests the Planning Board/Zoning Commission and City Council consider adopting the following conditions of approval.

1. No land uses shall be established on site that are not specifically included in this approval.
2. Any land use not specifically included in this approval shall be considered a violation of the City of Laurel zoning ordinance.
3. New construction regarding the approved conditional use shall apply for building permits when applicable.
4. The approved land use shall comply with the zoning requirements of the district or districts the property falls within.
5. The approved land use shall comply to the City of Laurel Sign Code
6. The approved land use shall comply with the City of Laurel off-street parking requirements
7. The Applicant shall apply for all necessary permits and licenses prior to operating the beverage stand.

ATTACHMENTS:

1. Conditional Land Use Application
2. Map of 714 N. 1st Ave with 150ft buffer
3. List of property Owners within 150ft of 714 N. 1st Ave
4. Public Hearing Notice
5. Soda Station Kiosk Concept Site Plan
6. Soda Station Kiosk Concept Images
7. LMC 17.20 – Commercial – Industrial use Regulations
8. LMC 17.26 – Community Entryway Zoning District
9. LMC 17.62 – Conditional Land Uses
10. Additional Comments/Information provided by the Applicant.

CITY OF LAUREL, MONTANA

CONDITIONAL USE APPLICATION

Date received: _____

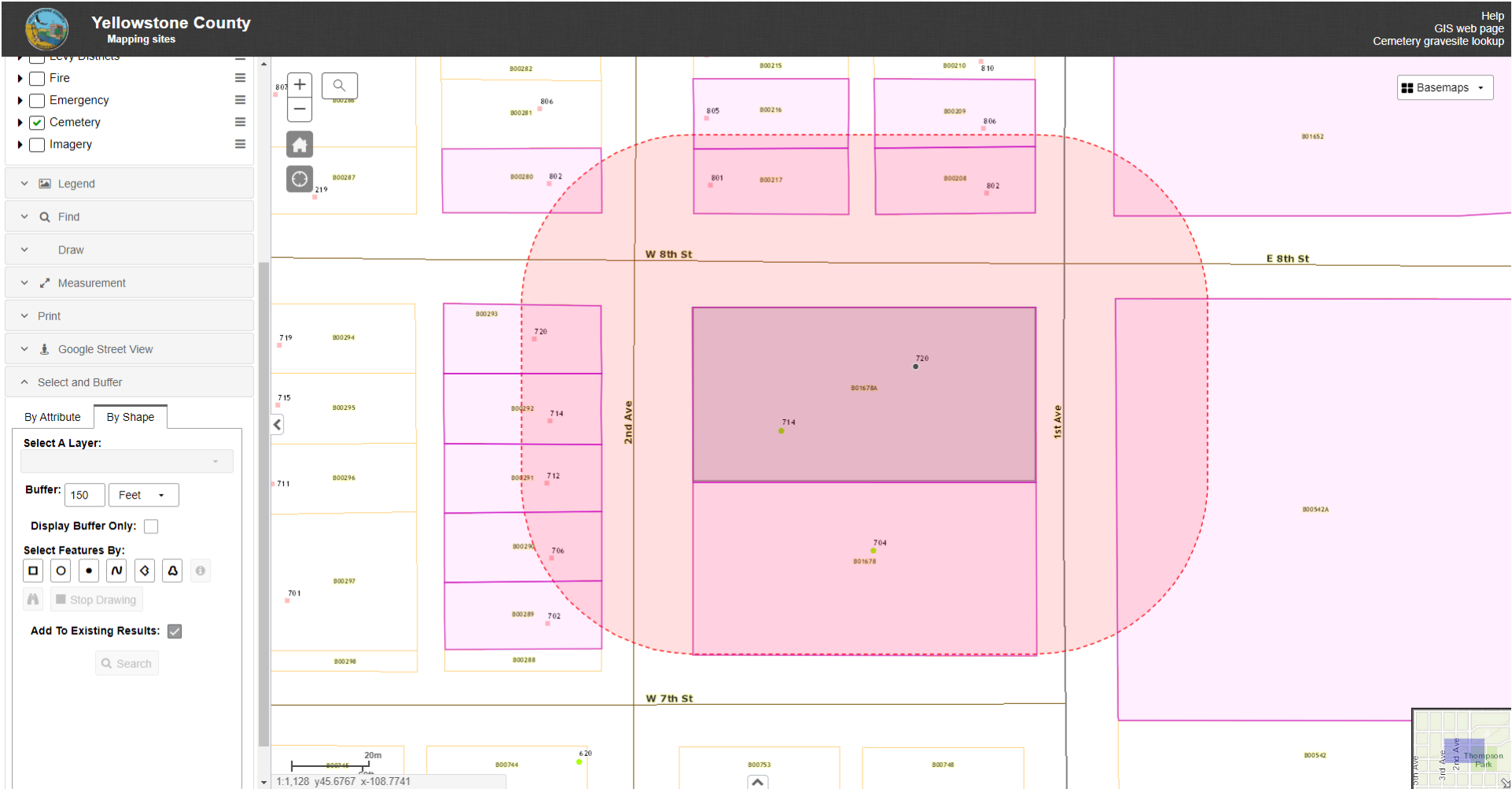
Twelve copies of this form, along with the appropriate fee, shall be submitted to the Planning Board Secretary on the first day of the month prior to the month in which the application shall be heard by the Zoning Commission. The Planning Board Secretary shall note the time of receipt, keep one copy, send one copy to the Planning Director, and forward the remainder to the members of the Zoning Commission. The Planning Board Secretary shall publish notice of a public hearing in the local newspaper at least 15 days prior to the Zoning Commission meeting at which the application will be considered; adjacent property owners of record within 150 feet of the application property shall also be notified by mail by the Zoning Commission. **The applicant or the authorized agent must attend the public hearing before both the Zoning Commission and the City Council.**

1. Name of Land Owner: 1st Ave Center LLC
2. Address: 720 1st Ave
3. Phone #: 406 670 7236
4. Legal Description of Property asking for Conditional Use:
RICCI MINOR SUB, S09, T02S, R24E, LOT 2, (13)
5. Address of property or general location: 720 1st Ave. Laurel, MT 59044
6. Map Showing Property Location with Circle Drawn within 150' thereof: _____
7. List of Property Owners of Record within the 150' Perimeters. (Obtained from the County Clerk and Recorder's Office first (4th floor of County Courthouse) and the Department of Revenue Office second (14th floor of Wells Fargo Bank Building in downtown Billings).
8. Existing Zoning: Commercial
9. Specific Land being Requested: SE corner of lot - see attached photos
10. Reason for Request: To put a temporary Beverage kiosk on property, called Soda Station
11. Scaled Drawing of the property showing the proposed use and improvements, adjacent land use, fences, driveways, etc.: attached pictures
12. Other Information as may be required by the City. _____
13. Review fee paid and date paid: _____ \$550 residential
_____ \$1,100 commercial

After the public hearing for the conditional use, the Zoning Commission shall delay its recommendation to the City Council no longer than 30 working days. The City Council shall publish notice of and conduct a second public hearing before the Council, consider the recommendation of the Zoning Commission, and make its decision.

Scheduled before Planning Board: _____ Scheduled before City Council: _____
Final Approval: _____

Soda Station Kiosk – Overhead Map with 150ft Buffer



Level Districts

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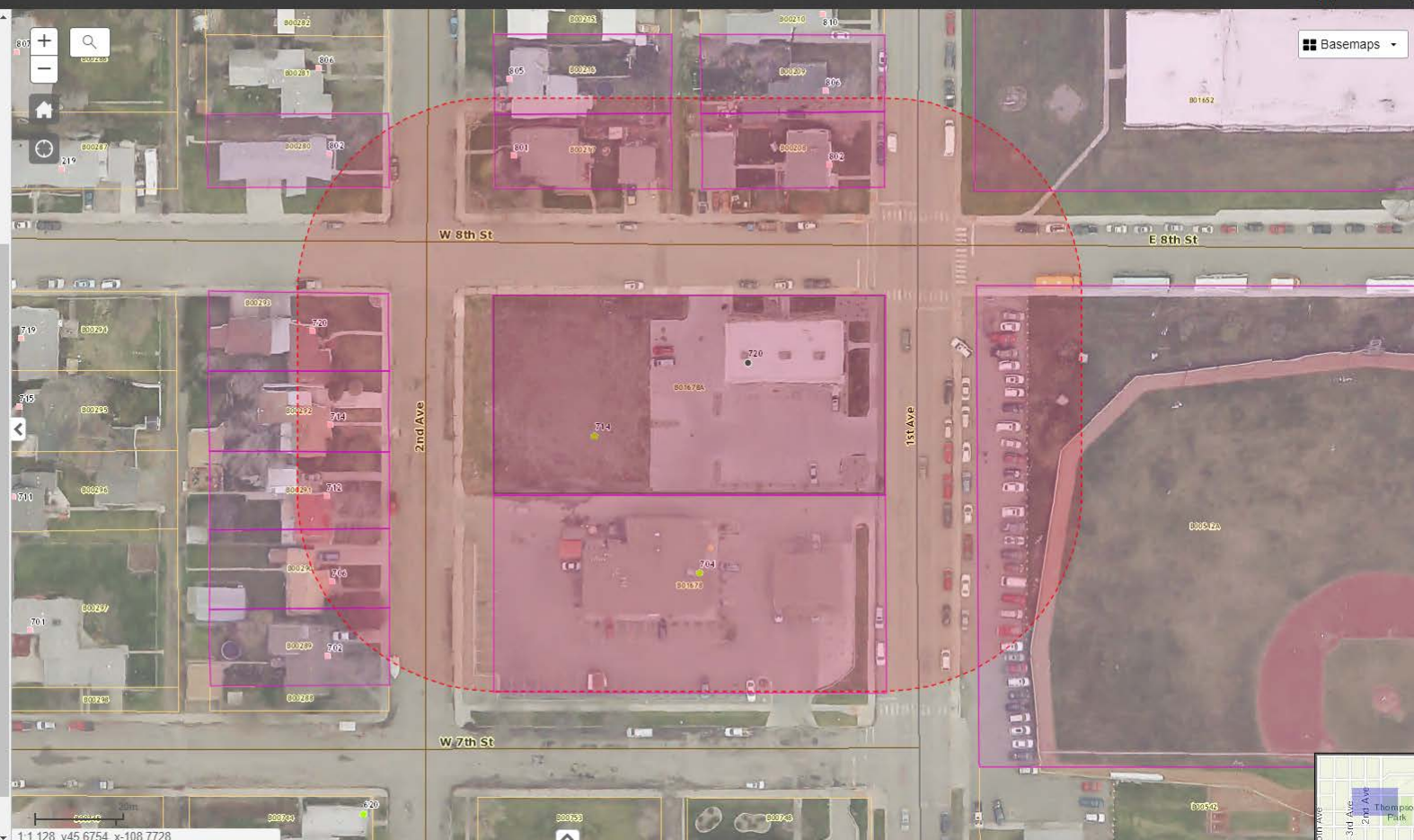
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☐ Stop Drawing

Add To Existing Results:

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Search



Soda Station – List of Property Owners within 150ft of 714 N. 1st Ave

Owner Name	Tax Code	Legal Description	Address
CITY OF LAUREL	B00542A	S09, T02 S, R24 E, PARK IN NE4	E 8TH ST
SCHOOL DISTRICT #7	B01652	MORRIS SUBD 1ST FILING, S09, T02 S, R24 E, BLOCK 7, Lot 12 - 22, & LTS 11-20 BL*	203-208-210-300 E MARYLAND LN
FLOHR, CHAD &	B00289	FIRST AVE SUBD, S09, T02 S, R24 E, BLOCK 7, Lot 2, & N37.5 FT LT 1	702 2ND AVE
SCHREINER, ALICE E &	B00290	FIRST AVE SUBD, S09, T02 S, R24 E, BLOCK 7, Lot 3 - 4	706 2ND AVE
WRIGG, HELEN A & CARLIN K	B00291	FIRST AVE SUBD, S09, T02 S, R24 E, BLOCK 7, Lot 5 - 6	712 2ND AVE
KING, ROBERT J & BERNICE	B00292	FIRST AVE SUBD, S09, T02 S, R24 E, BLOCK 7, Lot 7 - 8	714 2ND AVE
REIBER, DOUGLAS	B00293	FIRST AVE SUBD, S09, T02 S, R24 E, BLOCK 7, Lot 9 - 10	720 2ND AVE
LAUREL OPPORTUNITIES LLC	B01678	RICCI MINOR SUB, S09, T02 S, R24 E, Lot 1, (13)	704 1ST AVE
FIRST AVENUE CENTER LLC	B01678A	RICCI MINOR SUB, S09, T02 S, R24 E, Lot 2, (13)	714 1ST AVE
WILLIS, DONNA M	B00280	FIRST AVE SUBD, S09, T02 S, R24 E, BLOCK 6, Lot 1 - 2	802 2ND AVE
ZIMMERMAN, JOE JR & ALETTA	B00208	FIRST AVE SUBD, S09, T02 S, R24 E, BLOCK 1, Lot 1 - 2	802 1ST AVE
SIEGEL, NANCY J	B00209	FIRST AVE SUBD, S09, T02 S, R24 E, BLOCK 1, Lot 3 - 4	806 1ST AVE
LAVELY, STEVEN R	B00216	FIRST AVE SUBD, S09, T02 S, R24 E, BLOCK 1, Lot 17 - 18	805 2ND AVE
BARRETT, JASON H & PAMELA LEE	B00217	FIRST AVE SUBD, S09, T02 S, R24 E, BLOCK 1, Lot 19 - 20	801 2ND AVE

PUBLIC HEARING NOTICE

The Laurel City-County Planning Board and Zoning Commission will conduct a public hearing on a conditional land use application submitted by Annie Pugmire on behalf of Soda Station to operate a soda stand at 720 1st Avenue. This property is zoned Community Commercial (CC) and is within the Community Entryway Zoning district (CEZD). The Zoning Commission hearing is scheduled for **5:35PM on Wednesday, December 16, 2020 Via Zoom Meeting.** The meeting log-in details will be available on the meeting agenda. Additionally, the City Council has scheduled a public hearing and consideration of approval for the conditional use that is scheduled for **6:30 P.M. on Tuesday, January 12, 2021 Via Zoom Meeting.**

A Conditional Land Use Application is required to operate a soda stand at 720 1st Avenue because that type of use and structure is not described in Chapter 17.20 – Commercial – Industrial Use Regulations. The conditional land use permitting process is intended to provide a detailed and comprehensive review of the proposed use and ensure that the interest of the public, the community, and surrounding neighborhood are protected. Conditional uses that are granted by the city are site specific and run with the land. Land use changes not specifically included in the approval of the conditional use are a violation of the city zoning ordinance.

Public comment is encouraged and can be provided at the public hearings on December 16th and January 12th. Public comment can also be made via email to the Planning Director, or via letter to the Planning Department office at 115 West 1st Street Laurel, MT 59044. A copy of the conditional use application and supporting documentation is available for review upon request at the Planning Department office. Questions regarding this public hearing may be directed to the Planning Director at 628-4796 ext. 5, or via email at cityplanner@laurel.mt.gov.







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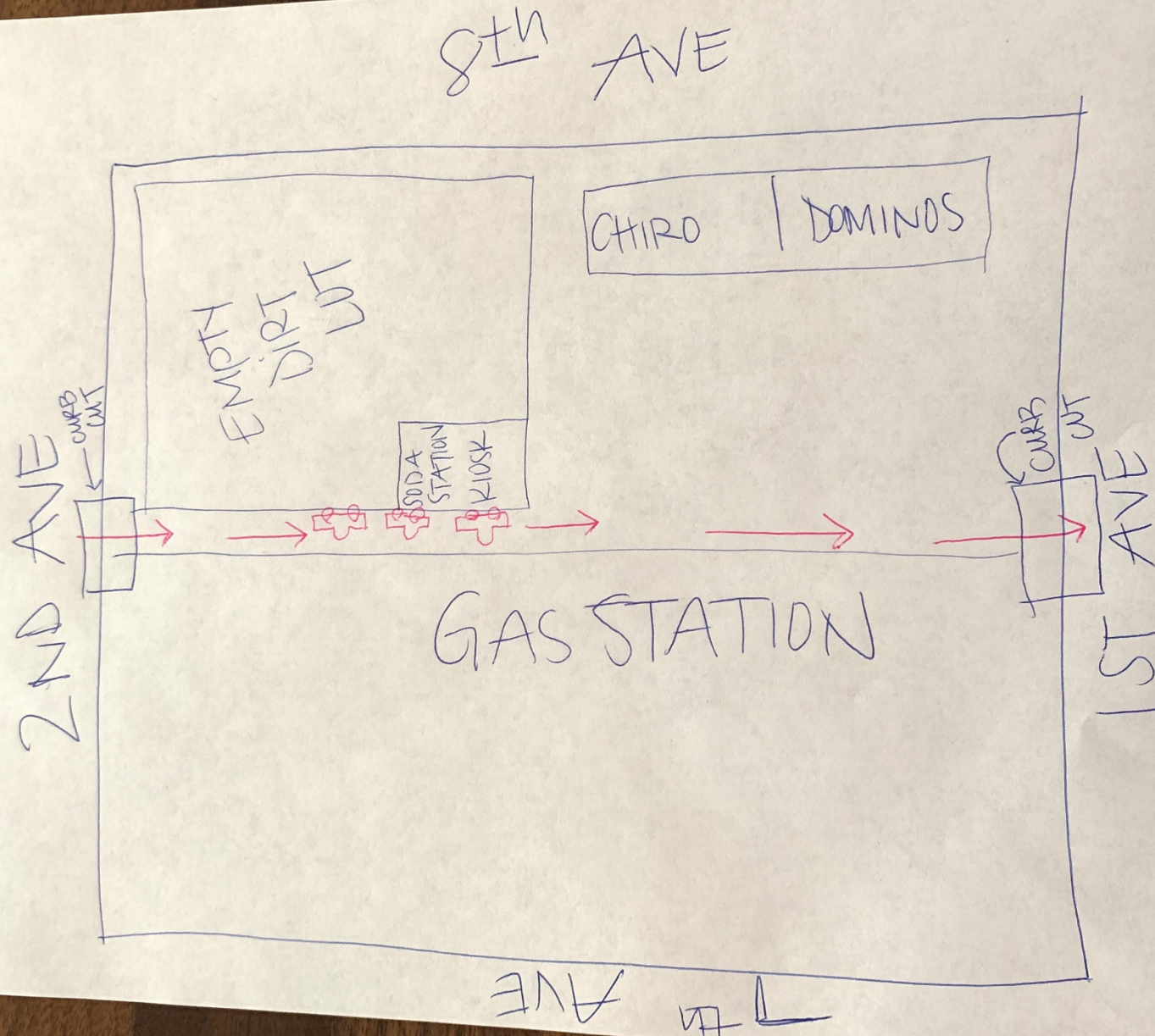
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 - **FLAVORING** 12 OZ. \$2.50
 - **FLAVORING** 12 OZ. \$

• Traffic Flow



17.20.020 - Zoning classified in districts.

Zoning for commercial — industrial use is classified in and subject to the requirements of Table 17.20.020.
(Prior code § 17.32.020)



| Zoning Requirements | A | RP* | NC* | CBD* | CC* | HC | LI | HI | P |
|--|----------|------|------|------|------|------|------|------|----|
| Lot area requirements in square feet, except as noted, 20 acres | 20 acres | NA | NA | NA | NA | NA | NA | NA | NA |
| Minimum yard requirements: | | | | | | | | | |
| Front ^(a) | NA | 20 | 20 | NA | 20 | 20 | 20 | 20 | 20 |
| Side ^(b) | | 0 | 0 | | 0 | 0 | 0 | 0 | 0 |
| Side adjacent to street | | 10 | 10 | | 10 | 10 | 10 | 10 | 10 |
| Rear ^(b) | | 0 | 0 | | 0 | 0 | 0 | 0 | 0 |
| Maximum height for all buildings ^(c) | NA | 25 | 25 | NA | 25 | 45 | 70 | NA | NA |
| Maximum lot coverage in percent | NA | 50 | 50 | NA | 50 | 75 | 75 | 75 | 50 |
| Minimum district size (expressed in acres) | 20 acres | 2.07 | 2.07 | 2.07 | 2.07 | 2.07 | 2.07 | 2.07 | NA |
| (NA means not applicable) | | | | | | | | | |
| *The lot area, yard and lot coverage requirements for 1 and 2 single family dwellings in commercial zoning districts shall be the same as those in the RLMF residential zoning district. | | | | | | | | | |
| (a) Arterial setbacks | | | | | | | | | |
| (b) Side and rear yards | | | | | | | | | |
| (c) Except as provided in the airport zone | | | | | | | | | |

(Ord. No. O-14-03,8-5-2014)

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 17.62 - CONDITIONAL LAND USES

17.62.010 - Purpose.

The purpose of conditional land uses is to provide for specific uses, other than those already allowed in each zoning district, which may be compatible uses in the district under certain safeguards or conditions. The conditional land use permitting process is intended to provide a detailed and comprehensive review of such proposed, compatible developments and to insure the interest of the public, the community, and the larger neighborhood area are protected. Conditional uses, once granted by the city, are sight specific and run with the land. Land use changes not specifically included in the approval of a conditional use are a violation of the city zoning ordinance.

(Ord. 03-4 (part), 2003)

17.62.020 - Requirements.

No structure or land use may be used for any purpose other than those allowed within a zoning district as specified in the zoning ordinance unless either a variance has been granted (under Chapter 17.60 or 17.64 of this code) or a conditional land use permit therefor has been provided. The zoning commission may recommend and the city can require any information that will allow the decision makers to comprehensively evaluate and decide on applications for conditional uses brought before them. The zoning commission may recommend and the city can require, after consideration of the application for conditional use, those conditions under which such land use may be allowed to include but not be necessarily limited to the following:

- A. Adequate ingress and egress with concern for vehicular and pedestrian safety and convenience, traffic flow and control, and emergency access as reviewed and approved by the city public works director;
- B. Adequate off-street parking and loading with attention to vehicular and pedestrian safety and traffic flow;
- C. Conditions that control, specify, or plan for the generation of odors, noise, hours of operation, signage, or impact on the neighborhood of natural systems;
- D. Adequate landscaping, screening, mitigation of impact on adjacent property and buffering; and
- E. Compatibility with adjacent and neighborhood land uses and Laurel's GMP.

(Ord. 03-4 (part), 2003)

17.62.030 - Application process.

Twelve copies of the conditional use application form and required review fee shall be submitted to the planning board secretary thirty working days prior to the regularly scheduled zoning commission/planning board meeting at which the application will be considered. The planning board secretary shall note the time of receipt, keep one copy, send one copy to the city planner, and forward the remainder to the members of the zoning commission.

- A. The zoning commission shall publish notice of public hearing in the local newspaper at least fifteen days prior to the zoning commission meeting at which the application will be considered; adjacent property owners of record within one hundred fifty feet of the application property shall also be notified by mail by the zoning commission. The applicant or

the authorized agent must attend the public hearings before both the zoning commission and the city council.

- B. The conditional use application shall include twelve copies of:
 - 1. Conditional use application form;
 - 2. Legal description of the property;
 - 3. Address or general location of property;
 - 4. Existing zoning;
 - 5. Specific land use being requested;
 - 6. Reason for request;
 - 7. Scaled drawings of the subject property, proposed use, existing buildings and improvements, adjacent land use, fences, etc.;
 - 8. Other information as may be needed by the zoning commission;
 - 9. Name, address and telephone number of owner of record;
 - 10. Name, address and telephone number of agent of owner of record;
 - 11. List of current property owners adjacent to and within one hundred fifty feet of the parcel for which a conditional use permit is sought;
 - 12. Review fee.
- C. After the public hearing for the conditional use, the zoning commission shall delay its recommendation to city council no longer than thirty working days. The city council shall publish notice of and conduct a second public hearing before the council, consider the recommendation of the zoning commission and make its decision.

(Ord. 03-4 (part), 2003)

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)

From: [Soda Station](#)
To: [Laurel City Planner](#)
Subject: Re: Soda Station
Date: Sunday, December 6, 2020 8:24:47 PM

Ok Nick!

Here is some information on the questions you had brought up;

1. Enter the property off on 2nd Ave, and exit the property onto 1st ave. Property owner has given us permission to enter and exit at those points/
2. At this time there will be minimal parking due to the kiosk nature, however the Landlord has given us permission to 2 parking spaces, and more if needed.
3. Currently our hours of operation are 7:30a-8:00pm during weekdays, 7:30a-9:00p on weekends and we are closed on Sundays. We haven't had any complaints or issues with our current business and residential neighbors as it relates to noise, odors and hours of operation. Our kiosk will rely on city utilities so odor will not be an issue in Laurel. We are mindful that we are next to residential so we will let our staff know to respect that.
4. We will keep the our area well maintained.
5. Soda Station has been well loved by our residential community at our current location. It provides a fun environment for the kids! We love that we provide jobs to the community!
6. We love all the events the City of Laurel hosts and hope to contribute in all of those events.

I hope this answers some questions without being long-winded. Please contact us if you need further information.

Annie and Cassie
Soda Station

File Attachments for Item:

3. Approve Meeting Minutes: October 21, 2020



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

Public Input: *Citizens may address the committee regarding any item of business that is not on the agenda. The duration for an individual speaking under Public Input is limited to three minutes. While all comments are welcome, the committee will not take action on any item not on the agenda.*

1. Roll Call

The Chair called the meeting to order at: 5:35PM

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

General Items

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

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

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

The Chair called for proponents.

Steve Jansma, 2618 North Ramshorn Laurel, MT 59044

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

Keith Crookston, 3719 West Old Highway 10.

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

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

The chair called for proponents.
None came forward.

The chair called for proponents.
None came forward.

The chair called for opponents.
None came forward.

The chair called for opponents.
None came forward.

The chair called for opponents.
None came forward.

The Chair closed the Public Hearing.

Planning Board members discussed the situation.

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

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

Since 2013 there has been more construction and residences created.

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

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

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

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

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

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

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

The Chair entertained a motion on the conditional land use.

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

Discussion took place on this motion.

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

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

Motion was amended to suite this situation.

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

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

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

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

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

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

Ron: What is south of the current Mulberry Avenue?

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

Jon: Question about extending the roadway.

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

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

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

The Chair opened the floor to public comment.

The Chair called for proponents.
None came forward.

The Chair called for proponents.
None came forward.

The Chair called for proponents.
None came forward.

The Chair called for opponents.

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

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

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

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

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

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

The Chair asked for opponents.
None came forward.

The Chair asked for opponents.
None came forward.

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

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

The Board had additional thoughts on the variance application.

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

Roger suggested the Board move forward with a motion.

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

Jon Seconded

Motion Carried.

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

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

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

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

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

The Chair opened the floor for public comment.

The Chair called for proponents.
None came forward.

The Chair called for proponents.
None came forward.

The Chair called for proponents.
None came forward.

The Chair called for opponents.
None came forward.

The Chair called for opponents.
None came forward.

The Chair called for opponents.
None came forward.

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

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

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

Dan Seconded.

Roger Seconded

Motion Carried.

4. Public Hearing: Growth Management Policy Review and Approval

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

Chair directed the planner to present the item.

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

The Chair called for proponents.

None came forward.

The Chair called for proponents.

None came forward.

The Chair called for proponents.

None came forward.

The Chair called for opponents.

None came forward.

The Chair called for opponents.

None came forward.

The Chair called for opponents.

None came forward.

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

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

Evan Seconded.

Motion Carried.

New Business

5. Approve Meeting Minutes: September 16, 2020

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

Evan Seconded.

Motion Carried.

Old Business

Other Items

6. Meeting Scheduling: Officially set for 3rd Wednesday

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

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

Jon Seconded.

Motion Carried.

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

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

Announcements

7. Next Meeting: November 18, 2020

Roger moved to adjourn

Jon Klasna

The City makes reasonable accommodations for any known disability that may interfere with a person's ability to participate in this meeting. Persons needing accommodation must notify the City Clerk's Office to make needed arrangements. To make your request known, please call 406-628-7431, Ext. 2, or write to City Clerk, PO Box 10, Laurel, MT 59044, or present your request at City Hall, 115 West First Street, Laurel, Montana.

DATES TO REMEMBER

File Attachments for Item:

4. Sign Review - Fiesta Mexicana

CONSTRUCTION PERMIT AND APPLICATION

CITY OF LAUREL, MONTANA

PERMIT No. _____

| | |
|--|---|
| Job Address <u>216 1st Ave. Laurel, MT.</u> | |
| Owner <u>Fiesta Mexicana Cantina</u> | Telephone <u>Miguel 406-601-1177</u> |
| Contractor <u>Billings Sign Service Inc.</u> | Subdivision _____ |
| Address <u>2003 Main Street Billings, MT 59105</u> | Lot _____ Block _____ Tract _____ Zoning _____ |
| Telephone <u>406-373-9500</u> | Type: Addition _____ Fence _____ MH Install _____ |
| City License <u>61</u> | New Structure _____ Remodel _____ |
| Special Conditions <u>Remove Existing Sign Faces & Install New Faces. Remove 4'x5' Sign Cabinet on Shed & Install New Sign Cabinet 4'x8' On Shed (ONLY).</u> | Valuation of Project \$ <u>1,092.50</u> |
| Description of Work: <u>Sign face Replacements & Sign Cabinet Replacement On Shed (ONLY)</u> | |
| Occupancy _____ | Type of Construction _____ |
| Number of Units _____ | Total Square Feet _____ |
| Rated Walls _____ | |

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

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

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

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

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

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

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

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

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

FEES AND CHARGES

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

Signature of Applicant Miguel J. JuvinDate 12-2-20

BILLINGS SIGN SERVICE

2003 MAIN STREET - BILLINGS, MT 59105 - Phone: 406-373-9500 - BillingsSignService.com



CLIENT / ADDRESS:

SCALE:

NOT TO SCALE

DESIGNER:

LAUX

SALES:

PARRISH

DATE:

11-30-20

DESIGN/REVISION

1 OF 1

SHEET NUMBER:

1 OF 1

DESIGN:

0076-20

FINAL DESIGN SIGNATURE FOR APPROVAL OF PRODUCTION:

X

DATE:

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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. O11-07, 6-7-2011; Ord. No. O16-02, 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)

File Attachments for Item:

Chevrolet Sign Relocation

CONSTRUCTION PERMIT AND APPLICATION

CITY OF LAUREL, MONTANA

PERMIT No. _____

| | |
|---|---|
| Job Address <u>202 SE 4th Street Laurel</u> | |
| Owner <u>Ken Fichtner</u> | Telephone <u>628-4618</u> |
| Contractor <u>Billings Sign Service Inc.</u> | Subdivision _____ |
| Address <u>2003 Main Street Billings, MT 59105</u> | Lot _____ Block _____ Tract _____ Zoning _____ |
| Telephone <u>406-373-9500</u> | Type: Addition _____ Fence _____ MH Install _____ |
| City License <u>61</u> | New Structure _____ Remodel _____ |
| Special Conditions <u>Remove Existing Pole Sign On S 1st Street & Re-install on SE 4th Street</u> | Valuation of Project \$ <u>25,000.00</u> |
| See Blue Prints That Will Be Delivered Planning | Description of Work: <u>Relocating Pylon Sign</u> |
| Occupancy _____ Type of Construction _____ | Number of Units _____ Total Square Feet _____ Rated Walls _____ |

BUILDING Approved To Issue By _____ Date _____

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

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

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

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

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

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

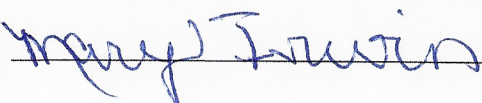
The permit holder is responsible for giving 24 hour notice for required inspections.

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

FEES AND CHARGES

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

Signature of Applicant

Date 12-2-2020

Google Maps 312 S 1st Ave

old Location

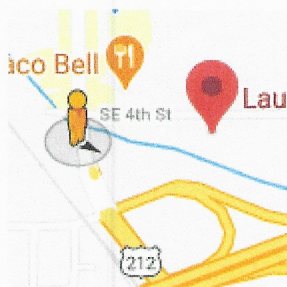


Image capture: Jul 2018 © 2020 Google

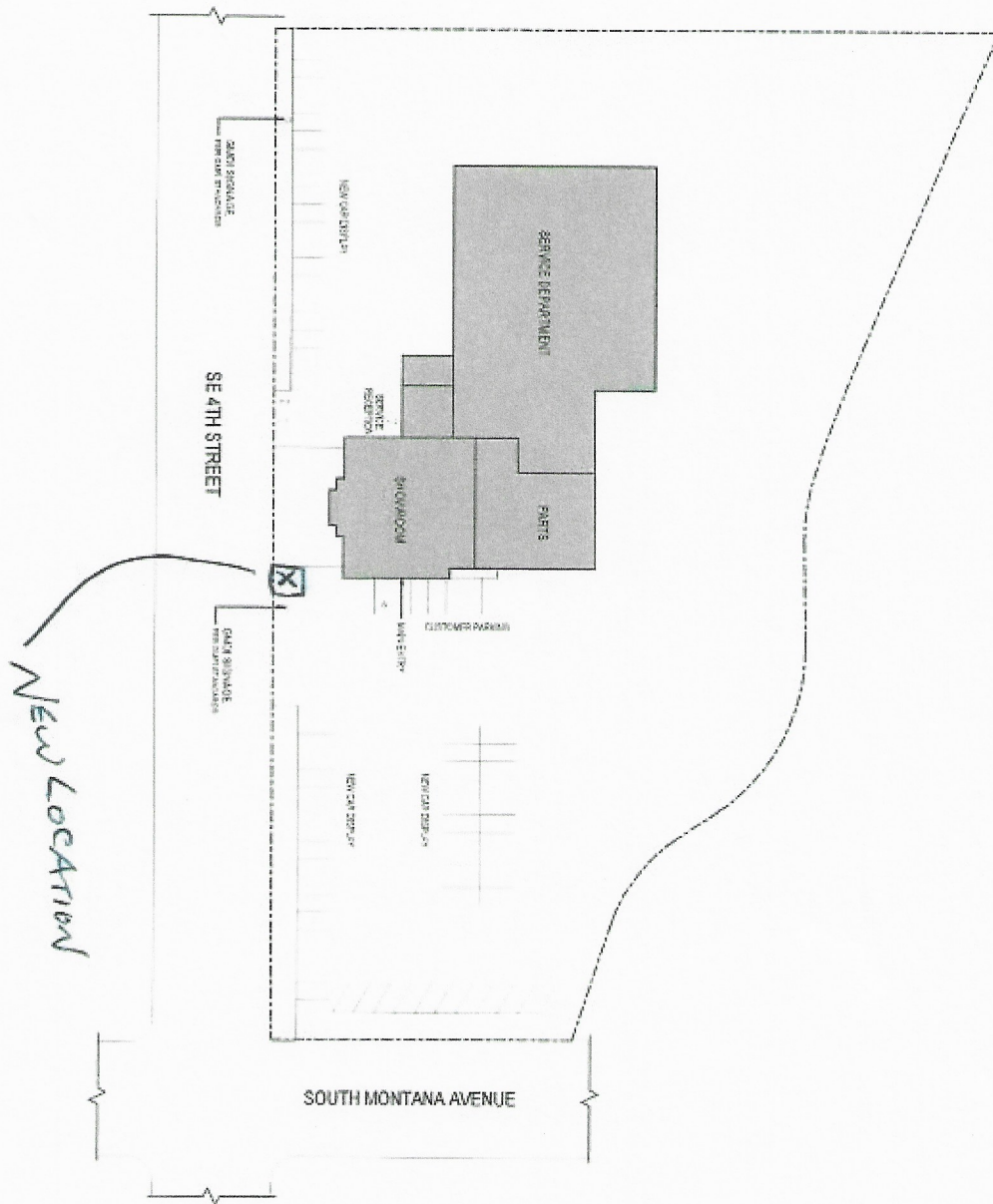
Laurel, Montana

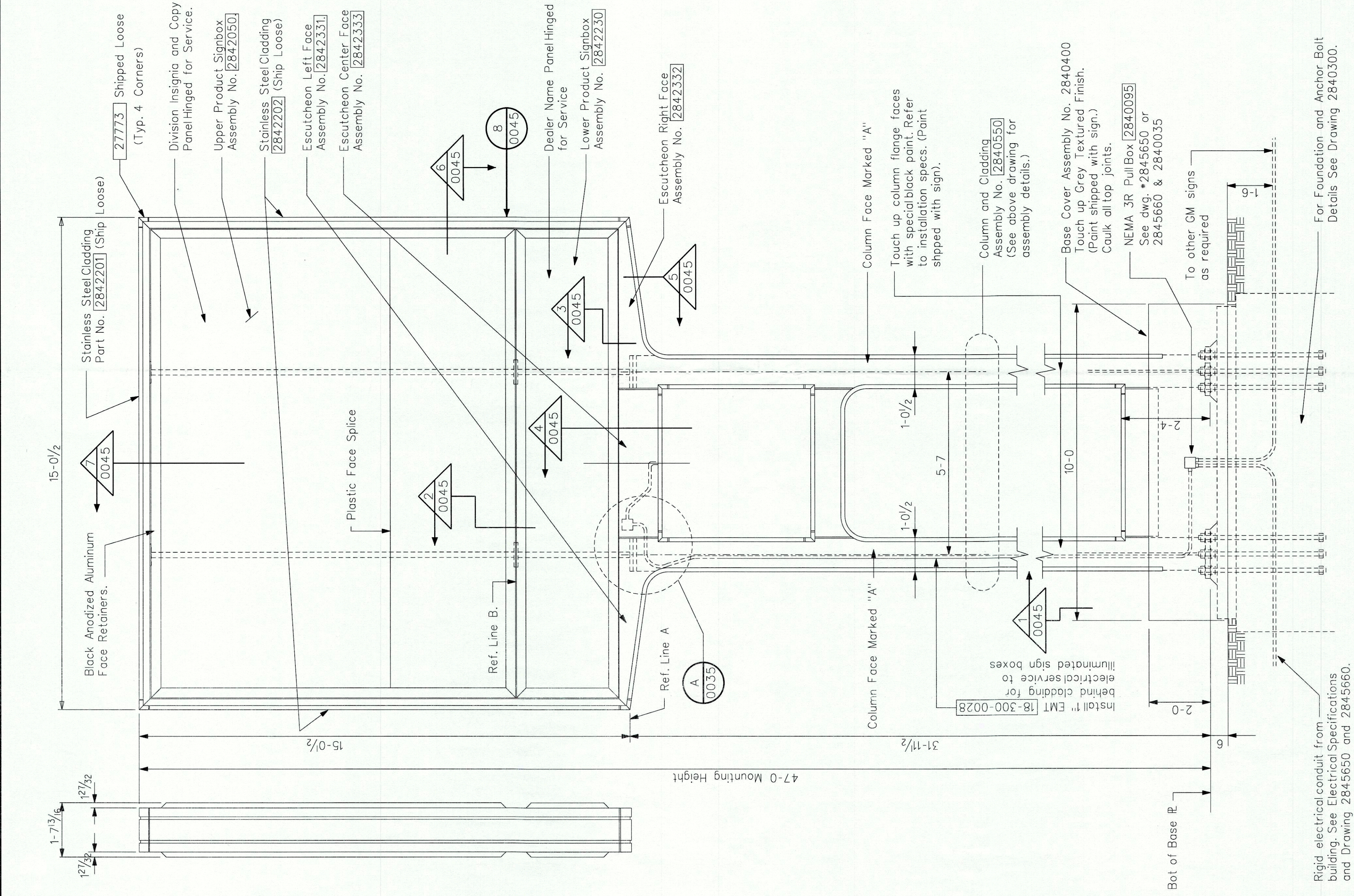


Street View



SITE PLAN





Rigid electrical conduit from building. See Electrical Specifications and Drawing 2845650 and 2845660.

For Foundation and Anchor Bolt Details See Drawing 2840300.

SIGN INSTALLATION
PART NO. 2840020

Scale: 1/2" = 1'-0"

VALMONT ELECTRIC CO. EQUIPMENT

(See Dwg. 2845650 for Wiring Diagram)

- 9 Ballast @ 3.9 Amps Each For 36" - 96" Lamps
- 2 Ballast @ 1.9 Amps Each For 6" - 48" Lamps
- 3-20 Amp Circuits: 3 x 3.9 Amps = 11.7 Amps
- 1-20 Amp Circuit: 2 x 1.9 Amps = 3.8 Amps

ELECTRICAL SUMMATION

- 36-F96T12DSGN50/HO LAMPS
- 6-F48T12DSGN50/HO LAMPS

MAGNETEK ELECTRIC CO. EQUIPMENT

(See Dwg. 2845660 for Wiring Diagram)

- 9 Ballast @ 3.5 Amps Each For 36" - 96" Lamps
- 2 Ballast @ 2.0 Amps Each For 6" - 48" Lamps
- 3-20 Amp Circuits: 3 x 3.5 Amps = 10.5 Amps
- 1-20 Amp Circuit: 2 x 2.0 Amps = 4.0 Amps

NOTE: USE WITH DRAWINGS.

- 2840045 - Installation Sections
- 2840550 - Column And Cladding Assembly Details
- 2840300 - Master Foundation Details
- 2840400 - Base Cover Assembly
- 2845610 - Electrical Installation Details
- 2845650 - Electrical Wiring Diagram - Valmont Electric Co. Equip.
- 2800035 - Electrical Installation @ Signbox and Base
- 2845660 - Electrical Wiring Diagram - Magnetek Electric Co. Equip.

INSTALLATION SEQUENCE

INSTALLATION SEQUENCE

INSTALLATION MANUAL SHALL BE SUPPLIED BY SELLER.
(SUBJECT TO APPROVAL BY GM-DI.)

1. Install foundation and anchor bolts for columns and base cover in accordance with Dwg. 2840300 incorporating electrical stub up.
2. Erect Column And Cladding Assy. 2840550 on anchor bolts and temporarily secure by tightening anchor bolt nuts.
3. Level and plumb Column And Cladding Assy., fully tighten anchor bolts and grout under base plates as per Sect. 1/0045.
4. Touch up with black paint column flanges, flange edges cross members and signbox as necessary.
5. Erect Lower Dealer Name Box Assy. *2842230 on columns. Connect parts with 8 - 7/8" dia. H. S. bolts 3540028, 3540102 and 2840103. Torque to proof load as per specifications.
6. Erect Upper Product Signbox (Assy. *2842050) on Lower Product Signbox Assy. *2842230. Connect parts with 8-3/4" dia. H.S. bolts (Parts *3540027, *3540082 & *2840083). Torque to specified proof load. Connect upper and lower signbox assy. using splice plates 2842205 with 1/2" bolts. See View 8/0045 and Section 6/0045.
7. Install stainless steel cladding (Part *2842201) on Signbox Assy.) *2842050.
8. Extend electrical service up the column in EMT conduit. See Detail A/0035 for connection at signbox. Connect primary circuits between signboxes at conduit provided on upper signbox.
9. Test all electrical circuits for continuity and ground.
10. Install two Escutcheon Faces (Parts *2842331 & *2842332) Then install two Escutcheon Center Faces (Part 2842333). See Sections 4/0045 and 5/0045.
11. Apply Escutcheon Outside Cladding Assy. *2840599 and follow with Product Signbox Side Cladding * 2842202.
12. Conn. to column flanges Parts *2841078 using (2) 3/8" dia. galv. bolts (Parts *2840981, *2840214 & *2840983). See dwg. *2840550 for details.
13. Install base cover (Assy. *2840400). See dwg. *2840400 for details. Attach base cover to column flanges using Part *2841078 & *2841079. See Section 4/0550 on dwg. 2840550.
14. Caulk top joint between base cover and column and cladding assembly.
15. Touch up base cover using grey paint furnished with sign.

PARTS LIST

SEE DRAWING 2840035 FOR CONTINUATION OF PARTS LIST

| Mark | QM Part No. | Quant. | QM part Name | Remarks |
|------|-------------|--------|---------------------------------------|---|
| | 2842205 | 2 | Splice Plates | |
| | 2842050 | 1 | Upper Product Signbox Assy. | |
| | 2842230 | 1 | Lower Product Signbox Assy. | |
| | 3540027 | 8 | 3/4" dia. x 3 3/4" H.S. Hex Hd. Bolt | A490 Devcon Z |
| | 3540082 | 8 | 3/4" dia. H.S. Hex Nut | A490 Devcon Z |
| | 2840083 | 8 | 3/4" dia. Plain Washer (hard) | A325 Galv. |
| | 2840054 | 16 | 1/2" dia. x 1 1/2" Hex Hd. Bolt | Type 304SS Natural |
| | 2840085 | 16 | 1/2" dia. Hex Nut | Type 304SS Black |
| | 2840550 | 1 | Column & Column Cladding Assy. | |
| | 2843063 | 30 | *10 Split Lockwashers | Type 304SS Natural |
| | 2840198 | 8 | 1/2" Hex Nut | A307 Galv. |
| | 2840086 | 24 | 1/2" dia. Split Lockwashers | Type 304 SS Natural |
| | | | | |
| | 2840985 | 48 | *10 Flat Washer Neoprene (1) Side | Type 302SS Natural |
| | 2842201 | (1) | Stainless Steel Signbox Cladding | Shipped with Assembly |
| | 2842202 | (2) | Stainless Steel Signbox Cladding | Shipped with Assembly |
| | 2840984 | 54 | *10x7/8" P. Hd. Type "F" Phillips | Type 304SS Natural |
| | | | | |
| | 2842331 | 2 | Escutcheon Left Face Assy. | |
| | 2842332 | 2 | Escutcheon Right Face Assy. | |
| | 2842333 | 2 | Escutcheon Center Face Assy. | |
| | 2843062 | 30 | *10x7/8" P. Hd. Type "F" Phillips | Type 304SS Black |
| | 2840400 | 1 | Base Cover Assy. | |
| | 2840584 | 4 | Anchor Bolt Assy. | |
| | 2843064 | 30 | *10 Hex Nut | Type 304SS Natural |
| | 2840461 | 6 | 1/2" dia. x 8" Square Hd. Mach. Screw | A307 Galv. |
| | 2840462 | 12 | 1/2" dia. Square Nuts | A307 Galv. |
| | 2840477 | 12 | 1/2" dia. Std. (Wide) Flat Washer | A307 Galv. |
| | | | | |
| | 2840196 | 4 | 1/2-13x2 1/2 Hex Hd. Bolts | A307 Galv. |
| | 2843061 | 1 | 1/2" Flex conduit | 2-8 long |
| | | | Touch up paint, black | GMDI Spec. 2-5c4 |
| | | | Touch up paint, grey | GMDI Spec. 2-5c4 |
| | 2840032 | 2 | 1/2" x 90 degree Flex. connectors | Appleton *7381V Use rigid if req'd by local codes |
| | | | | |
| | 2847133 | 5 | *10 Washer | 304SS |
| | 2840095 | 1 | Nema 3R Pullbox | |
| | 18-300-0028 | 36' | 1" E.M.T. | |
| | 3540028 | 8 | 7/8" dia. x 3 3/4" H.S. Hex Hd. Bolt | A490 Devcon Z |
| | 3540102 | 8 | 7/8" H.S. Hex Nut | A490 Devcon Z |
| | 2840103 | 8 | 7/8" Plain Washer (Hard) | A325 Galv. |
| | 2840851 | 4 | 1/2-13x 1/2 Hex Hd. Bolt | A307 Galv. |
| | 27773 | 4 | Outside Corner Clad | 304SS Shipped loose |
| | | | | |
| | | | | |
| | | | | |

Note: Quantities shown in brackets () are for ref. only. Requirements have been specified on another dwg. See remarks column.

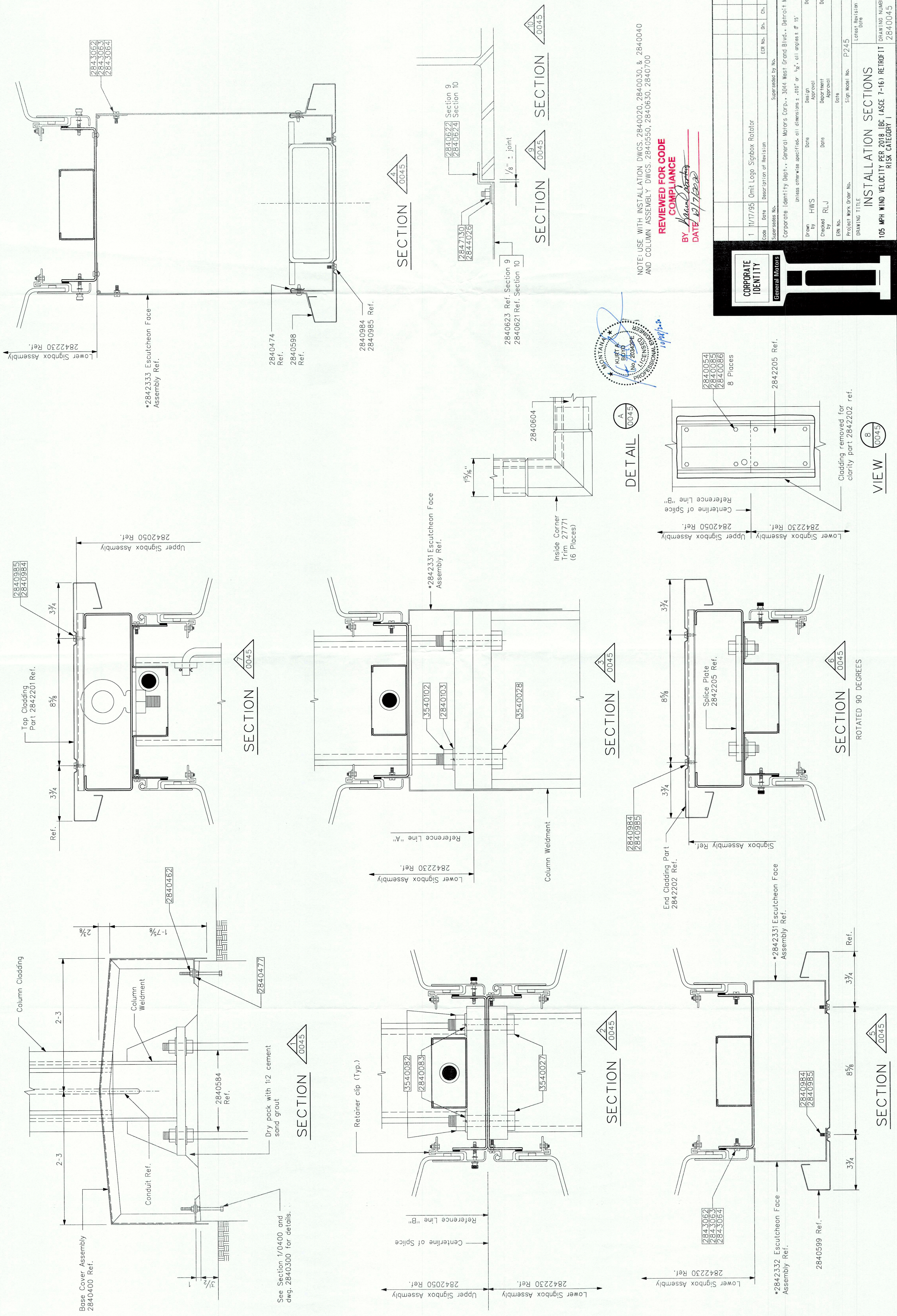
ROSS BRYAN ASSOCIATES, INC.
CONSULTING STRUCTURAL ENGINEERS
2200 Highway 100, Suite 200
Nashville, Tennessee 37228
Phone: (615) 325-1388
Fax: (615) 325-1389
www.rossbryan.com

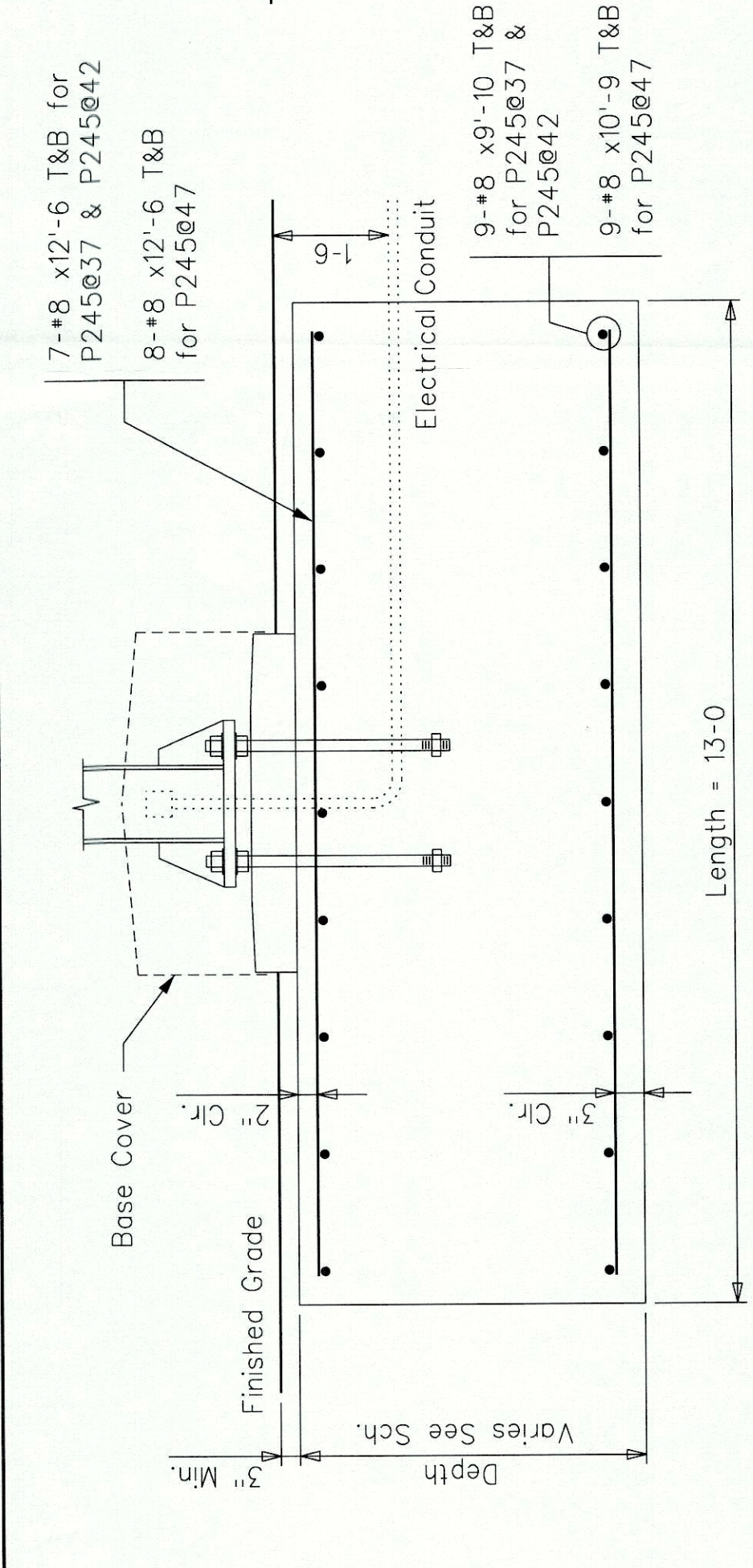


REVIEWED FOR CODE COMPLIANCE
BY: *[Signature]*
DATE: 12/17/2022

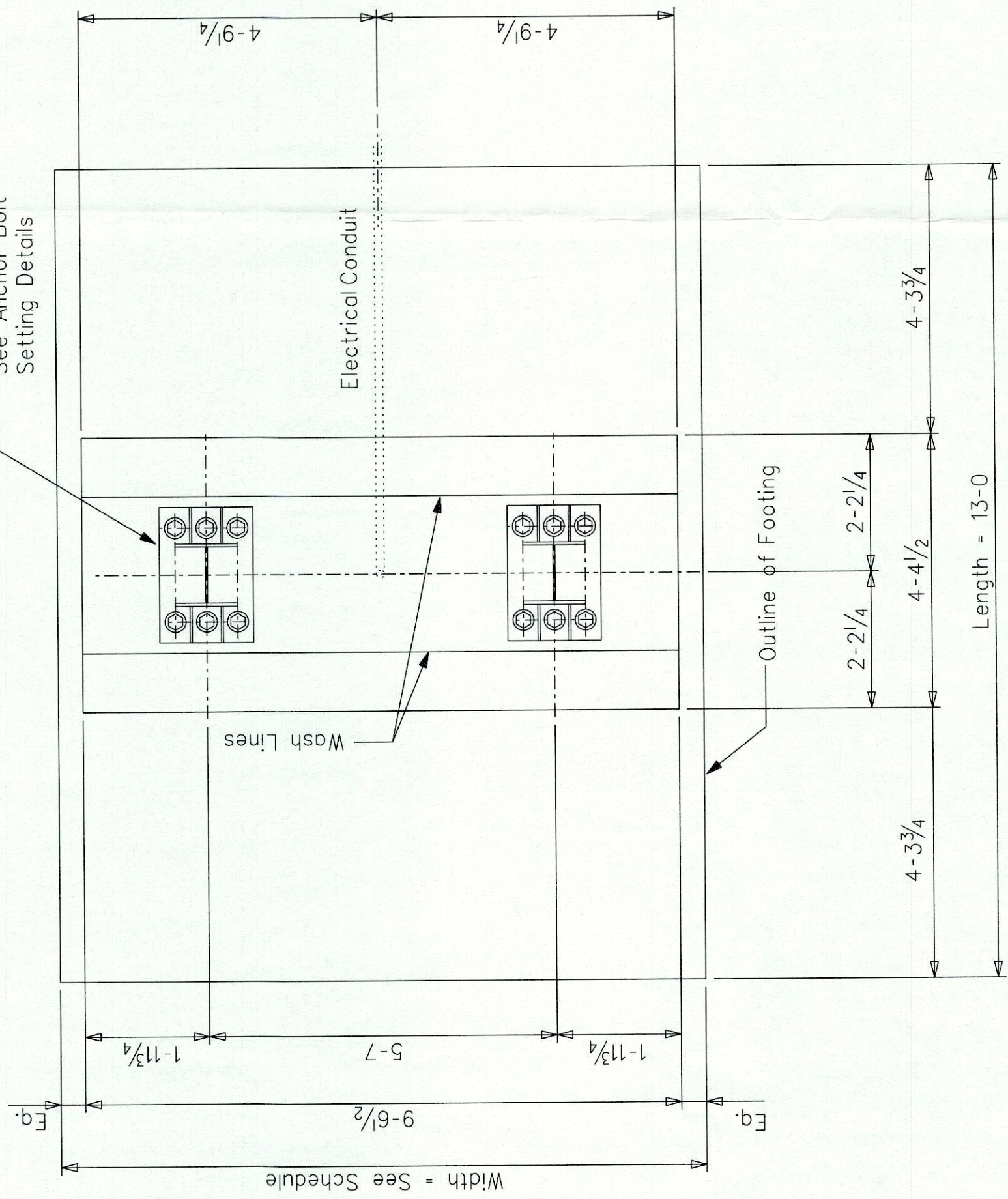


| | | | |
|--|----------------------|---------------------------|-------------------|
| SEAL FOR STRUCTURAL COMPONENTS ONLY | | | |
| Code | Date | Description of Revision | Superseded by No. |
| 1 | 11/17/95 | Omit Logo Signbox Rotator | |
| Corporate Identity Dept., General Motors Corp., 3044 West Grand Blvd., Detroit Mich. 48202
Unless otherwise specified, all dimensions ± .010" or 1/32", all angles ± 0° 15' | | | |
| Drawn by | HWS | Date | Date |
| Checked by | RLJ | Date | Date |
| ENR No. | | Date | Date |
| Project Work Order No. | | Sign Model No. | P245 |
| DRAWING TITLE | INSTALLATION DETAILS | | |
| 47'-0" MOUNTING HEIGHT | | RETROFIT | |
| 105 MPH WIND VELOCITY PER 2018 IBC (ASCE 7-16) | | DRAWING NUMBER | |
| RISK CATEGORY 1 | | 2840020 | |

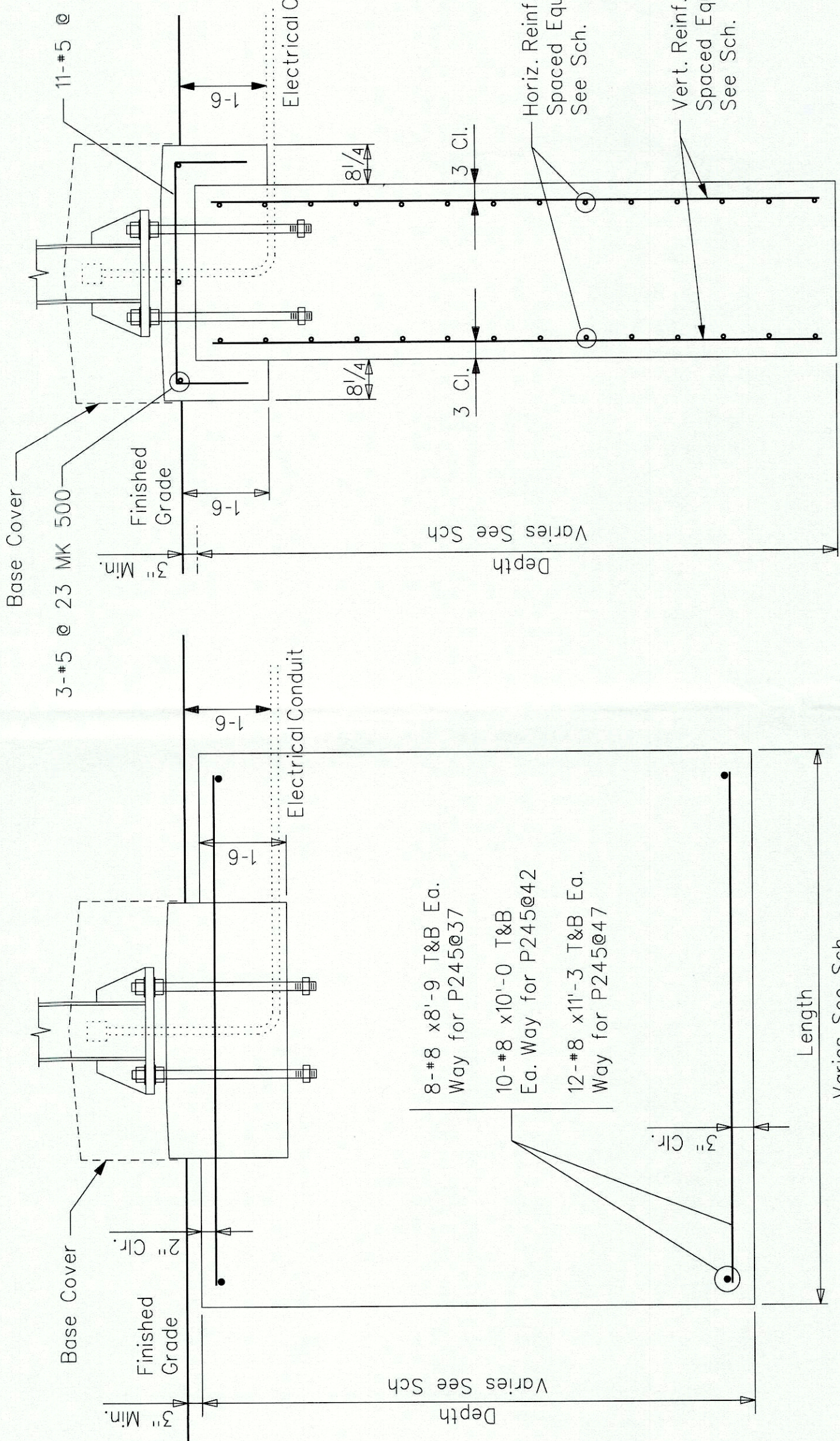




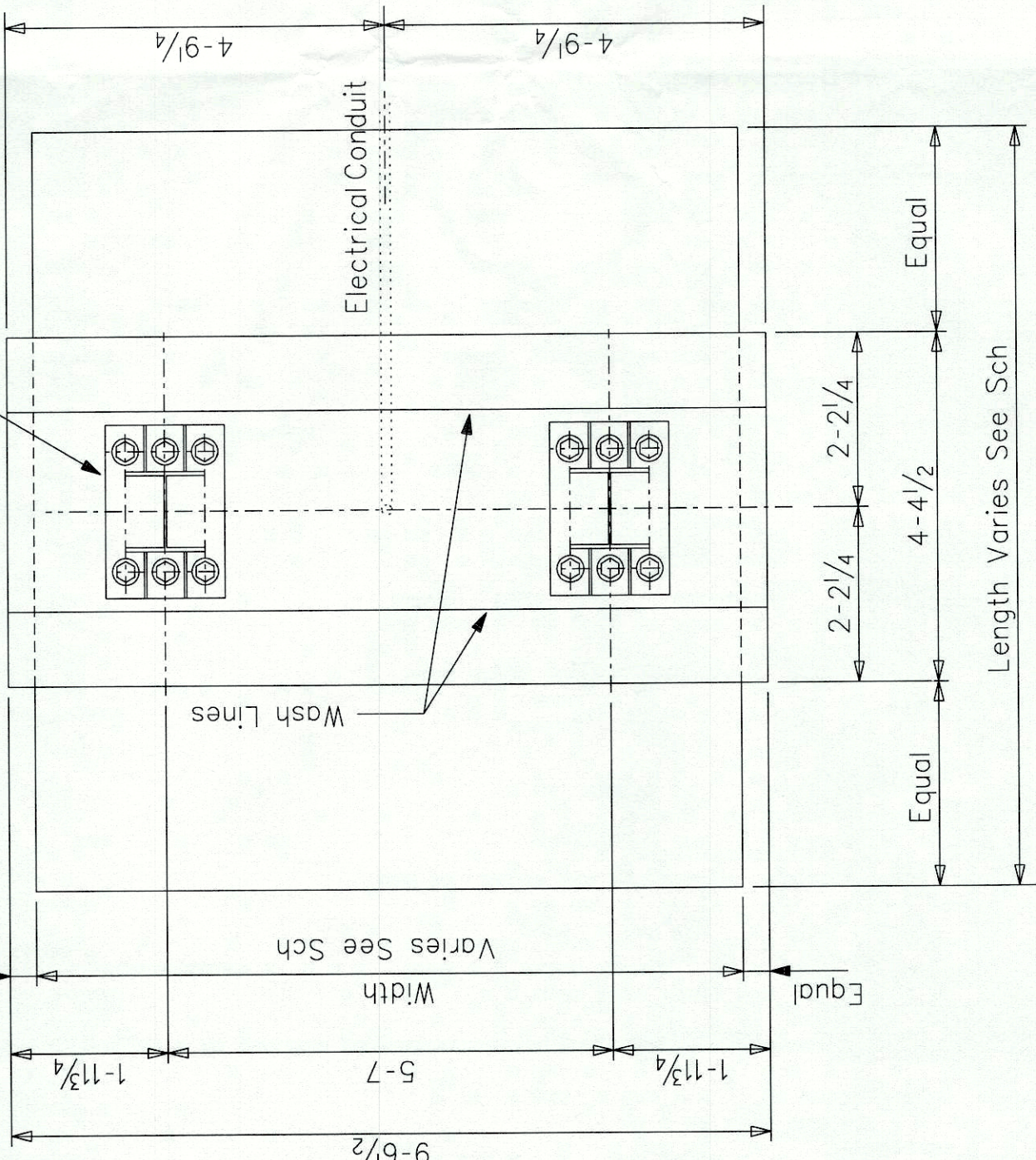
ELEVATION



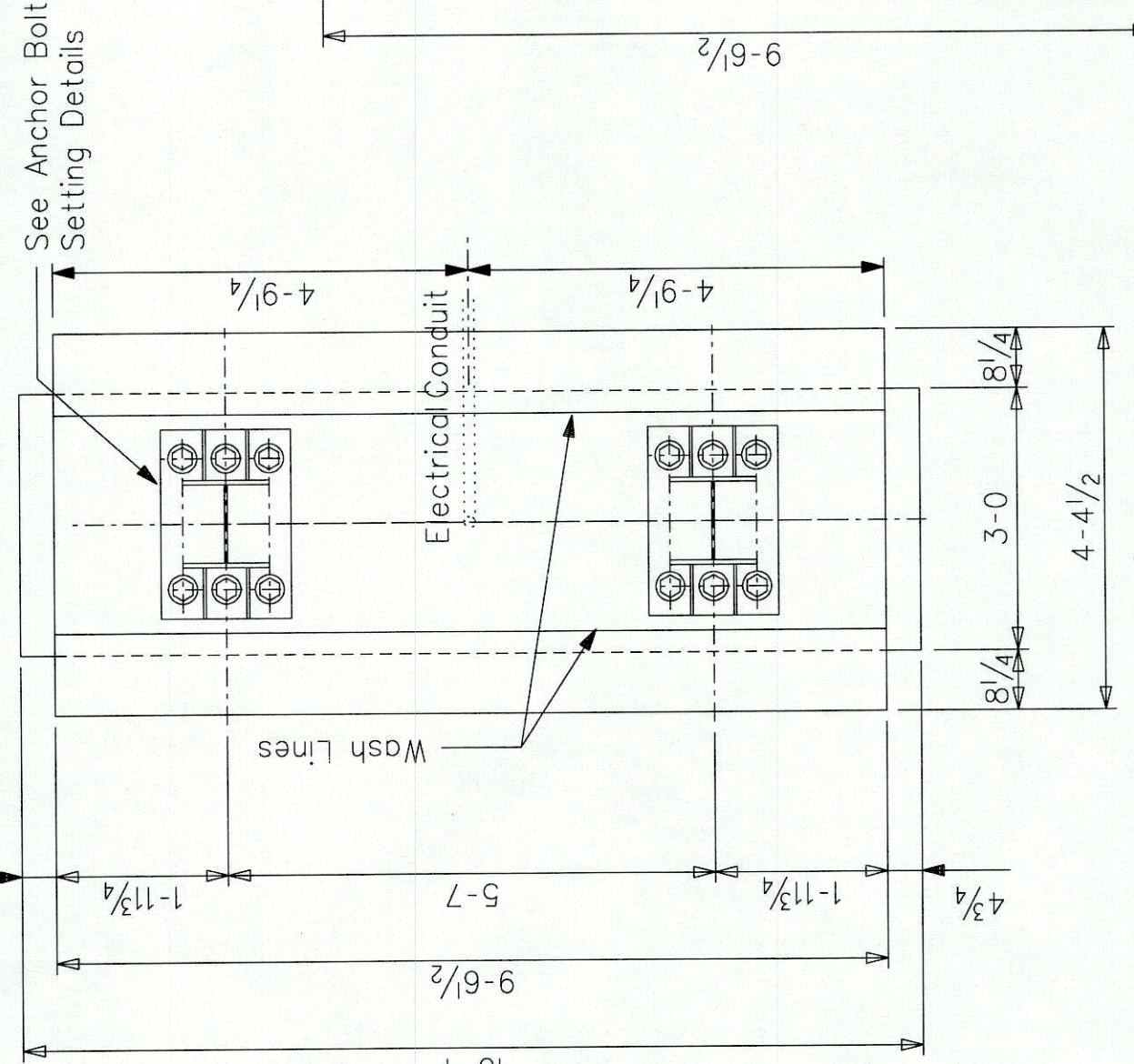
PLAN VIEW
SPREAD FOUNDATION



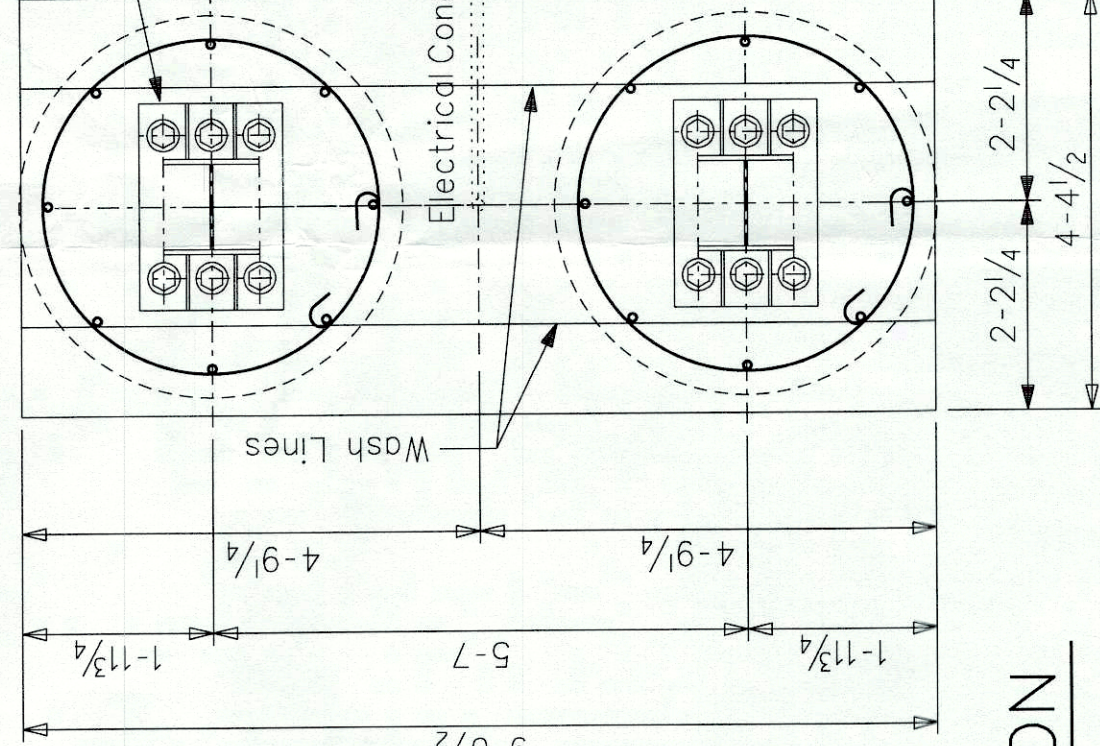
ELEVATION

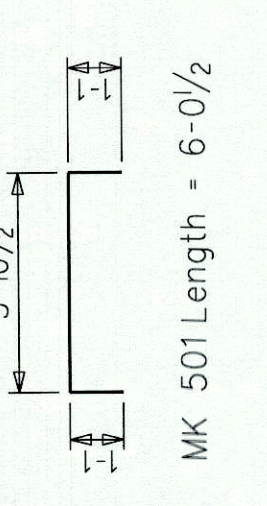


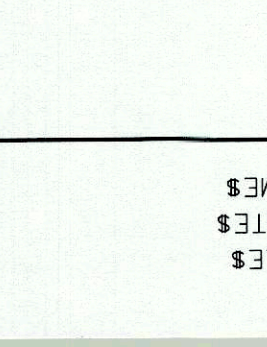


PLAN VIEW
BLOCK FOUNDATION



ELEVATION



| MASTER FOUNDATION SCHEDULE | | | | | | | | | | | | | | | | | | | |
|--------------------------------|-------------------|-------|-------|---|--------|-------|--------------------------|---|--------|-------|-------|---|-------------------------|--------------------|-------------|---|----------------------------|------|------|
| Model Number | SPREAD FOUNDATION | | | BLOCK FOUNDATION | | | VERTICAL SLAB FOUNDATION | | | | | | | CAISSON FOUNDATION | | | | | |
| | Length | Width | Depth | Conc. Cu. Yd. | Length | Width | Depth | Conc. Cu. Yd. | Length | Width | Depth | Vert. Reinf. Each Face | Horiz. Reinf. Each Face | Reinf. Ea. Caisson | Reinf. Lbs. | Conc. Cu. Yd. | | | |
| P245@47-105 | 13-0 | 11-3 | 4-0 | 22.8 | 11-9 | 11-9 | 11-9 | 61.3 | 3-0 | 10-4 | 12-6 | 7-#7 MK 703 | 12-#6 MK 601 | 2 | 4-0 | 18-6 | 12-#8 MK803
15-#3 MK301 | 1504 | 18.9 |
| P245@42-105 | 13-0 | 10-4 | 4-0 | 21.0 | 10-6 | 10-6 | 10-6 | 44.0 | 3-0 | 10-4 | 12-0 | 7-#7 MK 702 | 11-#6 MK 601 | 2 | 4-0 | 17-6 | 12-#8 MK802
14-#3 MK301 | 1430 | 17.9 |
| P245@37-105 | 13-0 | 10-4 | 4-0 | 21.0 | 9-3 | 9-3 | 9-3 | 31.0 | 3-0 | 10-4 | 11-6 | 7-#7 MK 701 | 11-#6 MK 601 | 2 | 4-0 | 12-0 | 12-#8 MK801
10-#3 MK301 | 1044 | 12.8 |
| Quantities: See Schedule Above | | | | Quantities: See Schedule Above | | | | Quantities: See Schedule Above | | | | Quantities: See Schedule Above | | | | | | | |
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File Attachments for Item:

Goldberg Sporting Estates Subdivision

