



**AGENDA
CITY OF LAUREL
CITY/COUNTY PLANNING BOARD
WEDNESDAY, FEBRUARY 12, 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.*

General Items

1. Roll Call
2. Approve Meeting Minutes: December 11, 2019
3. Approve Meeting Minutes: January 8, 2020

New Business

4. Growth Management Policy Chapter 4: Community Profile
5. Growth Management Policy Chapter 5: Employment Profile
6. Update: Goldberg Sporting Estates Subdivision

Old Business

7. Growth Management Policy Chapter 1: Introduction, Purpose
8. Growth Management Policy Chapter 3: Community Goals and Objectives

Other Items

9. 2020 Meeting Schedule

Announcements

10. Next Meeting: February 26, 2020

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

2.

Item Attachment Documents:

2. Approve Meeting Minutes: December 11, 2019



**MINUTES
CITY OF LAUREL
CITY/COUNTY PLANNING BOARD
WEDNESDAY, DECEMBER 11, 2019
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.*

General Items

1. Roll Call

Chair called the meeting to order at 5:46PM.

- Evan Bruce
- Roger Giese
- Jon Klasna
- Gavin Williams
- Judy Goldsby
- Nick Altonaga (City of Laurel)
- Richard Herr (Laurel City Council)

Gavin Williams provided a quick introduction. He left the Laurel area in 1993 and has recently moved back. He lived in Arizona for a few years after attending college. He runs sales for 360 Office Solutions and joined to board trying to get involved locally.

2. Approve Meeting Minutes: October 30, 2019

Planning Board members review Minutes from October 30th and November 20th.

Jon motioned to approve the minutes from October 30th and November 20th.
Evan seconded.
Motion carried.

3. Approve Meeting Minutes: November 20, 2019

New Business

4. Discussion: Growth Management Plan (Resources, Schedule, Assignments)

Nick presented the meeting schedule for the lifespan of the project and the notes drafted on the different topics to be discussed. Nick asked what topics do members think are important to discuss?

Members noted that they would like to see some documents and content to review.

2.

udy mentioned that it would be important to see a few more appointees with an interest in the work of the board and with relevant experience if possible. A wider variety of interests/experience such as bankers, realtors, business owners, etc. would provide better insight.

Roger brought up the Diefenderfer property along E. Railroad street and if the site/design issues were followed-up with. Nick reported that the design issues were handled and that there were a few minor issues still being addressed but this is with Public Works.

LARC center will be based out on the West End of Laurel.

January 7th - Present to City Council.

January 20, - Vue and Brew meeting.

Members reviewed and discussed the current Laurel Zoning Map and discussed the possibility of future growth near the West Laurel Interchange.

Richard Herr mentioned that some big things to discuss include:

- Yard office Subdivision (94 lots)
- West Laurel Interchange – commercial development (Motels, gas stations, etc.)
- LARC Center

Nick mentioned that the property south of the recent Yard Office annexation had signed a waiver for City Water Services. This might be a prospective annexation applicant.

Members discussed the difficulty in rehabilitating property due to buried gas tanks and other hidden costs.

Members asked whether any department heads have chimed in on the GMP update yet? Kurt recently brought up the possibility of a new water tank on the northern end of town and an estimated cost of a few million dollars to bring the project to reality.

Members discussed provision of service and how it can be a double-edged sword: Needing services to attract people to the area, but needing people present to utilize them.

Nick will be conducting outreach to agencies and inviting them to meetings of the Planning Board.

Jon – Discussed that there are multiple drain ditches near the West Laurel Interchange and how these ditches can complicate development.

Members had a general discussion of the road improvements near the West Laurel Interchange including turning lanes, the long development timeline for MDT and how we can plan to get things done, and the road network in the Laurel area.

Old Business

Other Items

Announcements

5. Next Meeting: January 8, 2020

2.

Roger motioned to adjourn the meeting.

Jon seconded.

Meeting adjourned at 6:44PM.

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

3.

Item Attachment Documents:

3. Approve Meeting Minutes: January 8, 2020



**MINUTES
CITY OF LAUREL
CITY/COUNTY PLANNING BOARD
WEDNESDAY, JANUARY 08, 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.*

General Items

1. Roll Call

No meeting due to lack of a quorum.

New Business

Old Business

Other Items

Announcements

2. Next Meeting: February 12, 2020

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

4.

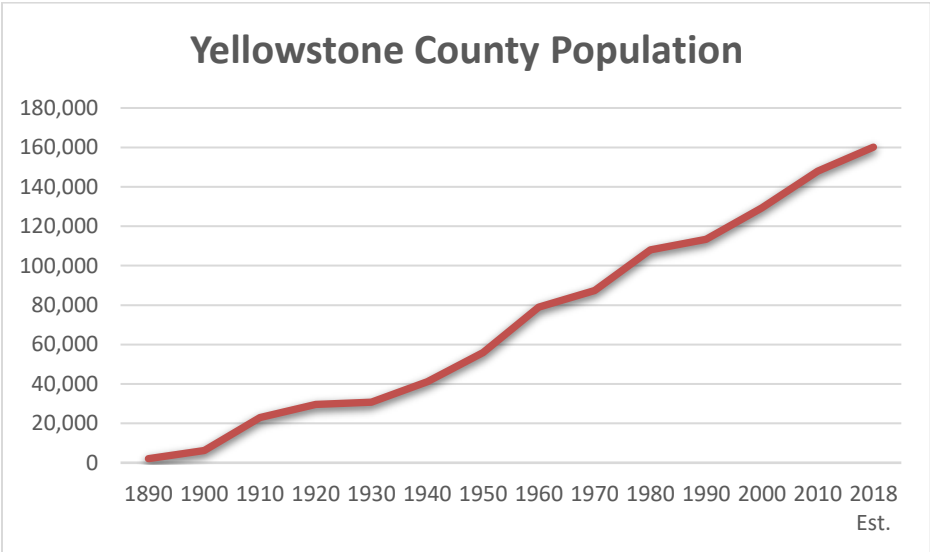
Item Attachment Documents:

4. Growth Management Policy Chapter 4: Community Profile

CHAPTER 4: COMMUNITY PROFILE

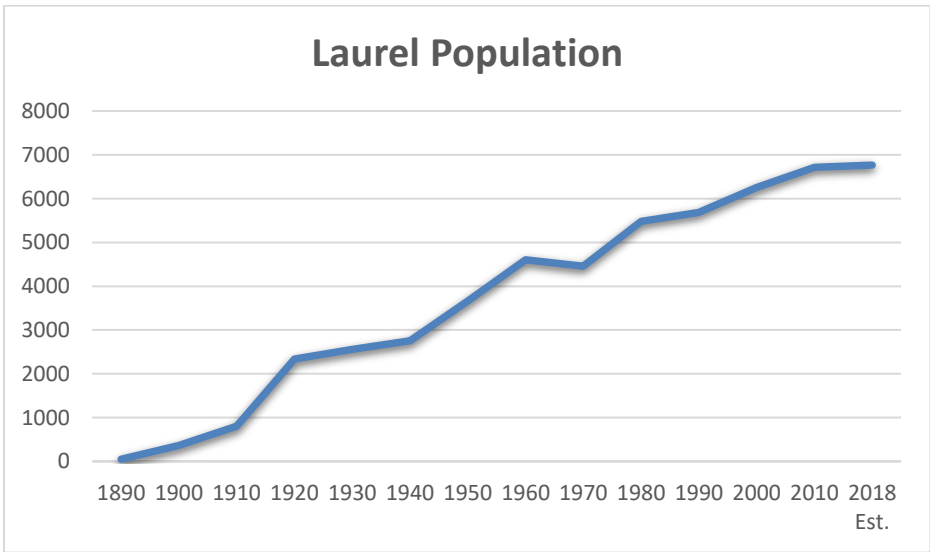
Population Trends

The City of Laurel has been an incorporated city since 1908. The city grew steadily after the early boom years of railroad development and oil exploration. The nearby City of Billings has been the major driver of growth and development in Yellowstone County with Laurel playing a lesser role. City staff anticipates a continuation of steady growth despite certain developments which may impact this such as the construction of the West Laurel Interchange for interstate I-90.



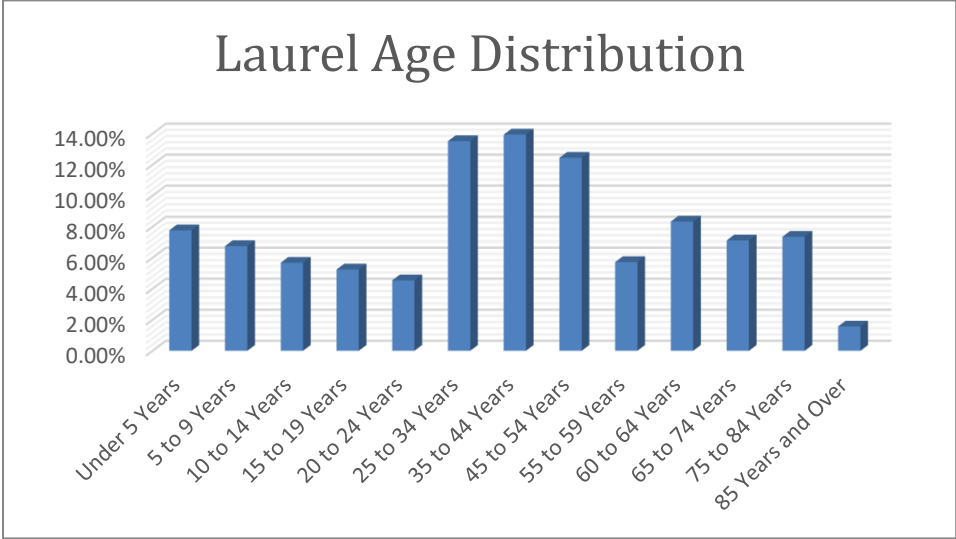
U.S. Decennial Census, 2013-2017 American Community Survey 5-Year Estimates

Laurel has grown slowly over the past forty years. It is anticipated that Laurel will reach a population of 7,000 after the 2020 U.S. Census.



U.S. Decennial Census, 2013-2017 American Community Survey 5-Year Estimates

Residents of Laurel tend to be older. The chart below shows that most residents are above the age of 25, with almost 40% of the population between the ages of twenty-five and fifty-nine.



2013-2017 American Community Survey 5-Year Estimates

Ethnic Characteristics

The charts below provide a summary of the ethnic makeup of the City of Laurel. It is clear that Laurel is not very diverse. The lowest estimate for white residents is 95.11% which is displayed in the “Hispanic or Latino and Race” Chart below.

Race	Estimate	Percent
Total Population	6,885	100.00%
White	6,775	98.40%
Black or African American	11	0.16%
American Indian and Alaska Naïve	192	2.79%
Asian	0	0.00%
Native Hawaiian and Other Pacific Islander	0	0.00%
Some Other Race	16	0.23%
2013-2017 American Community Survey 5-Year Estimates		

Hispanic or Latino and Race	Estimate	Percent
Total Population	6,885	100.00%
Hispanic or Latino (of any race)	178	2.59%
Mexican	101	1.47%
Other Hispanic or Latino	77	1.12%
Not Hispanic or Latino	6,707	97.41%
2013-2017 American Community Survey 5-Year Estimates		

Households and Families

There are an estimated 2,882 Households and 1,907 families in the City of Laurel. Households in the city of Laurel had a median household income of \$50,778 while families in Laurel had an estimated \$68,575. An estimated 9% of Laurel residents are below the poverty level compared with 5.5% of families. It is forecasted that Laurel’s overall population will increase by 1.30% between 2019 and 2024, with an increase in total households of 1.10% and families of 8.60%.

Education

Laurel is a well-educated community. 94.07% of the population over the age of 25 have completed a high school attained a high school diploma, with 51.21% having at least completed some college or an associate degree program. Laurel spends less per student than the United States average but it maintains a more positive student per librarian, and student per counselor ratio.

Education	Laurel, MT	United States
Expenditures Per Student	8,629.00	12,383.00
Educational Expenditures Per Student	7,897.00	10,574.00
Instructional Expenditures per Student	5,080.00	6,428.00
Pupil/Student Ratio	16.80	16.80
Students per Librarian	464.70	538.10
Students per Counselor	348.50	403.20

Work Commute

79% of Laurel residents commute to work alone in a car, truck, or van. This is slightly higher than the National average of 76.4%. Laurel does have a higher than average rate of carpooling, with 13.66%, versus the National average of 9.4%. Laurel residents travel an average of 21.5 minutes to work. This can be partially attributed to the nearby city of Billings being a major employment center.

Commuting to Work	Estimate	Percent
Workers 16 Years and Over	3,528	100.00%
Car, Truck, or Van - Drove Alone	2,787	79.00%
Car, Truck, or Van - Carpooled	482	13.66%
Public Transportation (excluding Taxicab)	22	0.62%
Walked	82	2.32%
Other Means	15	0.43%
Worked at home	140	3.97%
Mean travel time to work (minutes)	21.50	
2013-2017 American Community Survey 5-Year Estimates		

5.

Item Attachment Documents:

5. Growth Management Policy Chapter 5: Employment Profile

CHAPTER 5: EMPLOYMENT AND POPULATION FORECASTS

A mix of businesses helps a city to thrive and allows residents to live, work, and play in their communities. Laurel has been blessed with two long-term stable employers in the BNSF railyard and CHS Refinery. These institutions are not expected to

Employment Forecasts

66.92% of the estimated 5,362 residents of Laurel aged 16 years and over are in the labor force. Only 2.69% were unemployed, and 30.40% were not in the labor force as of the U.S. Census estimates in 2017. This unemployment rate has remained steady with the current rate at approximately 2.5%. Laurel also has a balanced split of occupations with no general sector having more than 16% of the total labor pool. A mix of industries and employment is a good for a community to help insulate it from major economic shifts.

Industry	Estimate	Percent
Total Civilian Employed Population 16 years and over	3,588	100.00%
Agriculture, Forestry, Fishing and Hunting, and Mining	153	4.26%
Construction	262	7.30%
Manufacturing	315	8.78%
Wholesale Trade	157	4.38%
Retail Trade	603	16.81%
Transportation and Warehousing, and Utilities	206	5.74%
Information	66	1.84%
Finance and Insurance, and Real estate and rental and leasing	208	5.80%
Professional, Scientific, and Management, and Administrative and waste management services	299	8.33%
Education Services, and Healthcare and Social Assistance	533	14.86%
Arts, Entertainment, and Recreation, and Accommodation and Food Services	493	13.74%
Other Services, except public administration	233	6.49%
Public Administration	60	1.67%
2013-2017 American Community Survey 5-Year Estimates		

The City of Laurel hopes to further diversify the local economy and attract a variety of types of businesses and jobs. The growth policy focuses on revitalizing Laurel’s downtown businesses, assessing how zoning can be updated to better suite businesses and employees, and connecting Laurel neighborhoods with the existing business communities to help increase traffic to existing establishments.

Housing

Housing is an important asset to a community. Maintaining a mix of affordable housing is important to attracting a diverse array of people to a community. Housing provides shelter but it also provides character to a community by way of how it is designed, situated, and utilized.

The charts below provide an overview of housing in Laurel. Laurel has a low housing vacancy rate, and a large number of owner-occupied units. Renters in Laurel generally

Housing Occupancy	Estimate	Percent
Total housing units	2,992	2,992
Occupied housing units	2,882	96.30%
Vacant housing units	110	3.70%
2013-2017 American Community Survey 5-Year Estimates		

67% of all houses are owner-occupied. This means that people have invested their time, money, and effort into the Laurel community.

Housing Tenure	Estimate	Percent
Occupied Housing Units	2,882	100.00%
Owner-Occupied	1,931	67.00%
Renter-Occupied	951	33.00%
2013-2017 American Community Survey 5-Year Estimates		

Affordable rents enable a wide array of people to live in your community. 70% of renters in Laurel pay 35% or less of their paycheck towards their monthly rent. This percentage is positive because it allows more money to be utilized for purposes such as restaurants, shopping, and other services.

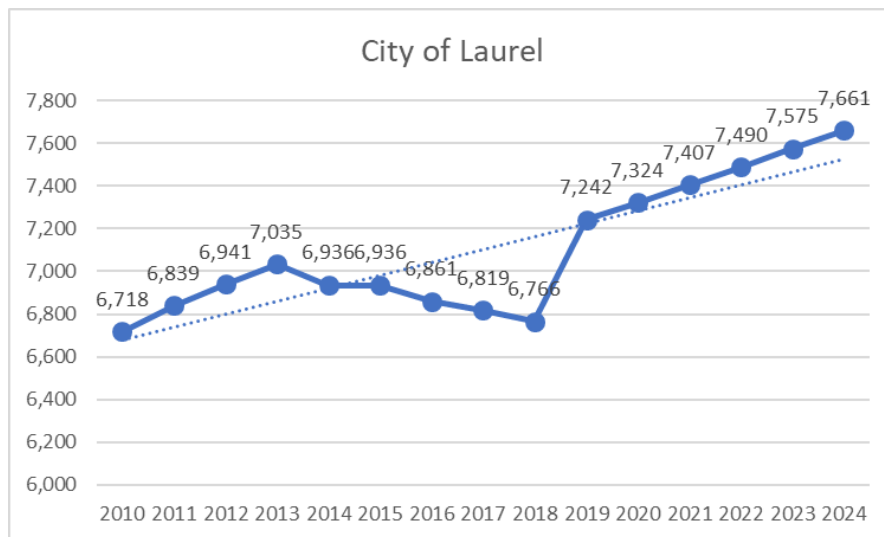
Gross Rent as a Percentage of Household Income	Estimate	Percent
Occupied units paying rent	898	100.00%
Less than 15.0 percent	115	12.81%
15.0 to 19.9 percent	183	20.38%
20.0 to 24.9 percent	52	5.79%
25.0 to 29.9 percent	161	17.93%
30.0 to 34.9 percent	121	13.47%
35.0 percent or more	266	29.62%
2013-2017 American Community Survey 5-Year Estimates		

78% of houses in Laurel are worth between \$100,000 and \$300,000. The median household value is \$169,900. This is a very positive development as affordable houses and rents allow for a more diverse array of people to become homeowners and to put down roots in the community.

Housing Value	Estimate	Percent
Owner-Occupied Units	1,931	100.00%
Less than \$50,000	203	10.51%
\$50,000 to \$99,999	155	8.03%
\$100,000 to 149,999	377	19.52%
\$150,000 to \$199,999	592	30.66%
\$200,000 to \$299,999	554	28.69%
\$300,000 to \$499,999	50	2.59%
\$500,000 to \$999,999	0	0.00%
\$1,000,000 or More	0	0.00%
Median (In Dollars)	\$ 165,900	
2013-2017 American Community Survey 5-Year Estimates		

Population Forecasts

Laurel saw a dip in population between 2013 from 7,035 to 6,766 in 2018. It was estimated that this trend was reversed in 2019 with approximately 7,242 residents in the city. It is anticipated that Laurel will grow at a steady rate over at least the next 5 years. This considers the proximity to the City of Billings and attracting businesses, residents, and commuters who have a stake in the Billings economy.



Growth Rate	2010-2019	2019-2024
Population	0.880%	1.30%
Households	0.840%	1.10%
Families	0.580%	8.60%
Median Household Income	X	1.68%
Per Capita Income	X	2.44%

7.

Item Attachment Documents:

7. Growth Management Policy Chapter 1: Introduction, Purpose

CHAPTER 1: INTRODUCTION AND PURPOSE

Introduction

The Growth Management Policy is a guide for the development of the City of Laurel over the next five years. The purpose of this plan is to provide general guidelines to develop Laurel as a safe, livable, and economically viable community that residents, institutions, and businesses are proud to be in. This policy presents information about the city, its residents, and the goals and objectives the city will work towards in the long term.

This policy is focused on the City of Laurel and its zoning and planning jurisdiction. The city of Laurel is at a crossroads. The city is located at an important agricultural, transportation and industrial junction which has helped develop the area over the past 130 years. The timing of this policy update is important with a growing population, changing demographics, a fast-growing municipality nearby, and the need for updated regulations and policies to face 21st century technological, economic, and land use challenges.

Historical Context

The Crow was the principle tribe in the Yellowstone Basin at the time of the first arrival by European explorers. Captain William Clark and his expedition floated down the Yellowstone River from current-day Livingston in crude canoes on their return journey in July 1806. Clark and his expedition camped at the mouth of the Clark's Fork near the present site of the Laurel and noted that it made a possible location for a trading post. Many decades later, Chief Joseph led the Nez Perce over the Yellowstone River near Laurel during their retreat to Canada in 1877. Colonel Sam Sturgis and his group of cavalry caught up and battled the tribe at Canyon Creek approximately six miles north of the Laurel. The Nez Perce escaped the cavalry and continued their flight to Canada after the battle. Laurel is located on both the Lewis & Clark and Nez Perce National Historic Trails to commemorate these events.

European settlement of the area began in 1879. The railroad reached Billings by 1882 and reached current-day Laurel by that Fall. The City of Laurel, originally called Carlton, was established in 1882 along the newly-load railroad tracks. The name of the town was changed from Carlton to Laurel some time between 1883 and 1889. The western legend of "Calamity Jane" Cannary was associated with Laurel in its early years after she came to Laurel and 1882 and had her dugout near the Canyon Creek Battleground.

Laurels population and its economy boomed during its early years. By 1920 the city's population had reached 2,338 residents. The rail yards were a permanent fixture of the local economy and became a dependable employer due to the consistent demand for agricultural products across the country. The three major industries which have played a significant role in the growth of the city has been agriculture, the railroad, and oil.

Local farms near current-day Laurel were settled prior to any official town was established. Popular crops for area farmers and ranchers included alfalfa, grains, and sugar beets. This agricultural production was a major draw for the region outside of the rail yard's ability to ship goods elsewhere. These farms were an important driver of the local economy despite the outsized role the railyard held as a shipping center.

The Northern Pacific, Great Northern, and Chicago, Burlington, and Quincy Railroads all made their junction in Laurel by 1906. The Northern Pacific was building terminal yards in 1907 which would eventually lead to Laurel being the largest terminal and classification station between St. Paul, Minnesota and Seattle, Washington. The yards would eventually have a fifty-five stall roundhouse, machine shop, ice-making plant, loading docks, water tank, and disinfecting plant. The yard is currently operated by Montana Rail Link which is leased from the Burlington Northern/Santa Fe Railroad. Laurel remains the largest rail yard between Minneapolis and Seattle.

The area was repeatedly drilled in the early 1920s for oil exploration. The Northwest Refining Company bought a site for a proposed 2,000-barrell refinery in 1922. In 1927, productive oil fields were discovered in the nearby Oregon Basin of Wyoming. The existing regional rail infrastructure made Laurel an ideal location for the refining and export of crude oil from Wyoming and other regions. The refinery in Laurel has been operated by many names including the Independent Refining Company, Farmers Union Central Exchange and now CHS Inc.

Purpose

The Growth Management Policy is a statement of community goals and objectives that guide the physical development of the city. The policy is a comprehensive document covering many different study areas including demographics, land use, infrastructure, public services, transportation, and housing.

The purpose of this Growth Management Policy is to:

- ❖ Establish Community Goals and Objectives,
- ❖ Present an updated profile of the community,
- ❖ Provide projections for housing, natural resources, population, land use and other subjects,
- ❖ Ensure an orderly set of policy priorities for the expansion of the city,
- ❖ Put forward an implementation guide for established Goals and Objectives, and
- ❖ Act as a guide and resource for city staff and other local stakeholders.

Community Vision

The Growth Management Policy gives local stakeholders the opportunity to create a future vision for the Laurel community. A well-thought out vision is important because it informs the structure and form of the document and influences work by city staff long after it is published. This vision can involve where the city wants to grow, what types of businesses residents would like to see, priorities for project funding, the quality of life residents would like to have, and many more. The Growth Management Policy's goals, objectives, and recommendations for implementation are all developed from this community vision. City staff worked with Planning Board members to develop a community vision for Laurel.

In the future, Laurel will have:

- ❖ A diverse array of residents, businesses, and institutions,
- ❖ Greater employment opportunities,
- ❖ Connected and accessible neighborhoods,
- ❖ A variety of housing options and affordability,
- ❖ A thriving downtown and commercial districts,

- ❖ Well-functioning public services and amenities,
- ❖ Clear and consistent regulations for development, and
- ❖ An engaged community.

Regulatory Requirements

The Growth Management Policy is a statutory necessity for local governments. Montana Code Annotated Title 76, Chapter 1, Part 6 provides the foundation for establishing a municipal growth policy. These statutes require certain general items to be included but the direction, focus, and contents of the policy are the responsibility of the local governing body. These statutes were established to enable local governments to proactively envision their future and implement change in a coordinated way.

8.

Item Attachment Documents:

8. Growth Management Policy Chapter 3: Community Goals and Objectives

CHAPTER 3 – GOALS, OBJECTIVES, AND STRATEGIES

Overview

The community goals and objectives presented in this chapter were established in order to transform the community vision into a concrete reality. These goals, objectives, and strategies were developed through research, data collection, interviews, and public meetings that city staff and the planning board took on throughout the course of this planning process.

These goals cover a wide range of topics including Land use, Transportation, Housing, Economic Development, Infrastructure, and more. This collection of community goals and objectives is meant to be exhaustive in order to provide city staff, developers, residents, and business owners with a comprehensive set of guidance to inform local efforts across different sectors, topics, and areas of influence.

Land Use Objectives, Policies and Strategies

Land use policy is one of the most powerful tools a city has. Zoning and subdivision codes influence growth patterns, infrastructure placement, road connectivity, and much more. The city of Laurel is focused on the effective use of land in and around the city. The city plans to conserve open space and traditional land uses by focusing on smarter, denser development clustered along major routes and commercial areas.

Parks and greenways will be important amenities for residential developments and commercial corridors instead of afterthoughts. Zoning will be updated to provide a more diverse array of housing types and density. Priority areas for annexation will be determined and infrastructure extension costs will be studied. Codes will be updated to maintain community character and surrounding area while enabling development of new neighborhoods. Current and future commercial and industrial parcels will be identified to promote effective and intense use of land. The central business district will be a focus of infill and mixed-use development to create the most effective use of the traditional downtown.

The overall goals of this plan are to conserve open space while maximizing the areas currently within and directly adjacent to the city. A rehabilitation of Laurel’s downtown and Southeast 4th street is possible through a mix of infill development, mixed use buildings, improved infrastructure, and updated façade and signage standards.

Land Use Goals and Objectives

- 1. Agricultural
 - a. Conserve Open Space
 - b. Conserve Traditional Uses
- 2. Commercial and Industrial
 - a. Identify Priority Locations
 - b. Promote intense use of current municipal Comm/Ind zoned areas
 - c. Allow large scale residential properties in Highway Commercial (Mixed use, highway/transportation system access)
- 3. Parks
 - a. Thoughtful expansion of park facilities

- b. Encourage greenways and trails in future subdivisions and developments
- c. Update Subdivision Code to highlight connectivity of parks and open space.
- 4. Public/Civic
 - a. Inventory Public properties
 - b. Can Public lands be utilized more efficiently?
 - c. Downtown properties – RFP for sale/development
 - d. What improvements are needed to increase accessibility, visibility,
- 5. Residential and Rural Residential
 - a. Intensify existing Zoning
 - b. Loosen height, setback, buildable area restrictions
 - c. Identify Priority areas for High, Medium, and Low-Density Res areas
 - d. Focus on Greenways and Walking paths/trails
 - e. Update Zoning and Subdivision Code to ensure the conservation of rural character
- 6. Vacant Land
 - a. Identify growth areas and high value parcels (value for shops, services, businesses, creating community)
 - b. Thoughtful zoning to ensure ROI
- 7. Annexation
 - a. Establish Priority Areas
 - i. Tier 1 – West, North
 - ii. Tier 2 – East
 - iii. Tier 3 - South
 - b. Understand the Needs for those areas
 - c. Prepare for the extension of services
 - d. Develop Strategic Master Plans for Infrastructure development
 - i. Water
 - ii. Wastewater
 - iii. Stormwater
 - iv. Utilities
- 8. Development Standards
 - a. Develop Consistent Standards
 - b. Identify standards and building patterns that work for the city
 - c. Utilize standards consistently
- 9. Extraterritorial Zoning
 - a. Develop standards that allow Property owners to more easily annex into the city.
 - b. Review regarding annexation planning
- 10. Infrastructure Extension
 - a. Identify State and Federal funding sources to support large scale extensions of infrastructure
 - b. Work to build up reserves for future big-ticket projects

Housing Objectives, Policies and Strategies

Housing is a necessity in any community. The goals presented below are a means to ensure that people can find an affordable, accessible, comfortable, and attractive place to live. Laurel has remained lucky as a municipality not struggling with a housing affordability crisis. A growing trend in housing is the demand for closer-knit, denser, and connected neighborhoods near commercial areas. Many younger Americans have abandoned the traditional single-family home for other housing including rowhouses,

tiny homes, condominiums, and apartments. Many older Americans are also focusing on downsizing to housing that is more accessible to local services including restaurants, doctors’ offices, and grocery stores.

Housing is closely connected with transportation and economic development. Updating our zoning code to allow a wider array of housing options such as tiny homes, accessory dwelling units, and multi-family housing is a major goal. This type of update will ensure that currently developed parcels and vacant parcels within the city can be developed with more options for prospective buyers or renters. It is important for Laurel to have standards and code that allow for the efficient use of space already within the city while enabling the effective use of land in the surrounding area.

Housing Goals and Objectives

- 1. Maintain a diversity of Housing Options
- 2. Ensure affordable housing prices
- 3. Increase Density Downtown through mixed-use development
- 4. Update Zoning code for greater mixed-use zoning.
- 5. Evaluate Residential Zoning for densification
 - a. Setbacks
 - b. Site Coverage
- 6. Update zoning to include more:
 - a. Multi-family
 - b. Rowhouses
 - c. Townhouses
 - d. Accessory Dwelling Units
 - e. Tiny Homes
- 7. Provide information on grant, loan, and alternative ownership programs
- 8. Downtown TIF funding priority for mixed use projects/high density projects

Transportation Objectives, Policies and Strategies

The transportation network brings people together. This network is a patchwork of streets, roads, sidewalks, bike paths, sidewalks, trails, railway, and any anything in-between. It is important to couple transportation development with land use. To this end, a goal of the city is developing a more multi-modal approach to our streets and pathways. Developing bicycle and pedestrian improvements such as bike lanes, greenways, improved signage, and sidewalk improvements is a major goal. Furthermore, traffic and speed data should be studied on major routes to determine street safety and determine possible solutions such as road diets. Laurel seeks to make our neighborhoods and commercial areas more accessible and connected by improving pedestrian facilities including sidewalks, accessible curb cuts, signage, and road markings. The establishment of a road network master plan is also important to create a concrete plan for street expansion and continuity to support orderly and consistent growth patterns.

These transportation goals are a way to increase quality of life, connect people to their community, increase safety, and plan around current trends and future growth.

Transportation Goals and Objectives

- 1. Conduct Traffic studies on Major local routes to assess safety.
- 2. Implement Traffic Calming Measures

- a. Road diets
- b. Curb Bulb outs
3. Develop Pedestrian-scale improvements for Main Street
 - a. Review Gateway plan suggestions
 - b. Review Urban Design Recommendations (Fisher and Assoc.) 2002
4. Improve Bicycle/Pedestrian system
 - a. Sidewalk improvements
 - b. Multi-modal planning
 - c. Inter-neighborhood connectivity
 - d. Intra-neighborhood connectivity
5. Road Network Master Planning
 - a. Establish a future vision of where roads should go
 - b. Expanded network of roads
 - c. Ensure continuance of public right of ways
6. Connectivity for vehicles, pedestrians, bicycles
7. Improve Neighborhood Connectivity
 - a. Pathing/wayfinding to Downtown/SE 4th
8. Bicycle/pedestrian improvements
 - a. Plan Bike Lanes for major thoroughfares
 - b. Plan and Install Greenways along thoroughfares
 - c. Sidewalk improvements
9. Improve clarity of roadways
 - a. Road markings
 - b. Signage
10. Incorporate trail planning in Subdivision Code
11. Incorporate trail planning in Zoning Code
12. Roadway Improvements
 - a. Utilize PACER Study
 - b. Prioritize Roadway Improvements

Infrastructure Objectives, Policies and Strategies

Infrastructure is the actual foundation of the community. It will be vital for city staff to utilize long range planning to establish infrastructure standards, mapping of current infrastructure facilities, and infrastructure development costs for necessary and prospective projects.

The drafting of planning documents including master plans and preliminary engineering reports (PERs) relating to the Laurel Water system, Wastewater system, and Stormwater system are all important to ensure orderly and effective growth of the city. A Capital Improvement Plan (CIP) is another vital infrastructure planning document which should be prepared. Plans and engineering reports should clearly provide useable data, allow for inclusion in grant applications, and present direct insight on necessary future projects.

1. Prepare Long Range Planning documents
2. Water System Master Plan
3. Wastewater System Master Plan
4. Stormwater Master Plan
5. Capital Improvement Plan

Economic Development Objectives, Policies and Strategies

The Laurel economy has changed greatly in the past few decades. The emergence of online retail has shifted the focus away from traditional brick and mortar downtowns and easy to use and seemingly more convenient online or delivery establishments. Recently, small towns and cities across the country are finding that thoughtful economic development and land use planning can rehabilitate their downtowns and neighborhoods and are reversing some of the losses of the emergence of online retail.

City staff has established focus areas for economic development. These areas include Laurel’s traditional downtown core, the Southeast 4th St. Commercial district, the 1st Avenue Corridor, and Old Route 10 running westward from the City. A major focus of this chapter is to establish smarter, more sustainable development that adds character and connectivity to its commercial areas. Commercial areas of Laurel should be attractive places to visit. Placemaking and beautification projects are useful in encouraging residents and visitors to explore different areas of the city. Increasing walkability and mixed-use development is a focus to create greater housing and commercial opportunities.

The goals presented below presented below are an effort to increase the attractiveness, usefulness, and quality of our commercial and economic areas. The growth of the city means a change in how things are done, but expansion

Expansion brings new opportunity. The area near the future West Laurel Interchange will see major growth potential. This area can become a major boon for the Laurel community through the effective use of placemaking strategies, smart growth concepts, and cohesive zoning and development standards.

Economic Development Goals and Objectives

1. Establish Focus Areas
 - a. Downtown
 - b. SE 4th
 - c. 1st Ave Corridor
 - d. Main St. corridor
 - e. Old Rt. 10 and Golf Course Rd.
2. Focus Area: Downtown
 - a. Improve District Character (placemaking)
 - b. In-fill development
 - c. Mixed-Use
 - d. Walkability (Main Street)
 - e. TIF District Funding supports and Bonding of projects
3. Focus Area: North 1st Avenue Corridor
 - a. Study possibilities of Community Commercial Zoning along Frontage
 - b. “Extension” of Downtown
4. Focus Area: South 1st Avenue Corridor
 - a. Walkability improvements
 - b. Safety/speed study
 - c. Increase ease of use
 - d. Improved Landscaping/Beautification of Streetscape
5. Focus Area: SE 4th District
 - a. In-fill parcels
 - b. Placemaking

- c. Keep focus on Commercial
- d. Update Overlay Districts
- e. Update HC zoning
 - i. Large scale Residential mixed use (examples in Billings)
 - ii. Reduce Setbacks
 - iii. Reduce Parking requirements
- 6. Study Effectiveness of Neighborhood Commercial and/or residential professional
 - a. Corner stores
 - b. Address Ultra local needs
 - c. Review usefulness of this type of zoning
- 7. Food Trucks and Pop-Up Commercial establishments
 - a. How can the current system change to encourage more activity while not hurting existing businesses?
 - b. Study current permitting and hours of operation/areas of operation.
- 8. Local Business Community Supports
 - a. Collaborate with CoC and other groups
 - b. How can the city best serve their needs?
 - c. Open lines of Communication with
 - d. Regular meetings of City Staff (Planning Director) and Chamber/business community
- 9. Provide resources to local groups
 - a. Big Sky EDA
 - i. Regional E.D. efforts
 - ii. Funding opportunities
 - iii. Business supports
 - b. Beartooth RC&D
 - i. Funding opportunities
 - ii. Projects of regional impact
 - c. Chamber of Commerce
 - i. Communicate regularly
 - ii. Connect to regional supports
 - iii. Utilize grant funding opportunities

Public Facilities and Services Objectives, Policies and Strategies

Effective and efficient public services are a major draw for prospective residents, developers, and businesses. Above all public facilities and services must be accessible, helpful, and dependable for everyone residing, working, and visiting the city. City staff should establish the current gaps and projected needs of public facilities as the city grows. It is important to work with public stakeholders and departments to cover the whole population. Providing consistent and stable service delivery is a must.

Public Facilities and Services Goals and Objectives

1. Up to date operating procedures
2. Consistent Service Delivery through updated Operating Procedures
3. Study and Analyze current facility needs
4. Study service delivery areas
 - a. Priority areas for services
 - b. Areas lacking services
 - c. Establish prospective expansion costs

- d. Establish prospective improvement costs
- 5. Determine long range planning of expansion of public facilities and services
 - a. School District collaboration
 - b. Library
 - c. EMS
 - d. City Offices
 - e. Public Works facilities

Recreation Objectives, Policies and Strategies

The wide array of Laurel city parks are a great asset to city residents. It is a goal to ensure that current and future city parkland is an essential and amenity for residents. Parks should be developed and improved to act as neighborhood focal points. Many of Laurel’s parks are very small, with some located at inopportune locations. It is a major goal to ensure that parkland is an essential and useable amenity for residents. City staff should study underutilized and/or burdensome parkland parcels and consider re-use scenarios.

Historic Riverside Park has been a staple of the community for almost one hundred years. The Riverside Park Master Plan was developed in 2018 to provide a blueprint for improvements and the reuse of the park. It will be important to continue the ongoing improvement efforts and to develop policies to attract visitors from Yellowstone County and beyond. Riverside Park should be maintained as a historical, recreational, and economic asset into the future.

Recreation Goals and Objectives

- 1. Ensure parkland is an essential and useful amenity for residents
 - a. Confirm and/or provide accessibility for all parks
 - b. Proper Facilities (benches, paths, trees, etc.)
 - c. Study alternative park ideas
 - i. Splash parks,
 - ii. Fitness park
 - iii. Dog Parks
 - iv. Pocket Parts
- 2. Riverside Park rehabilitation and re-use
 - a. Continue implementing Riverside Park Master Plan recommendations
 - b. Develop directives for Park facilities
 - i. Leasing Space
 - ii. Building Rental
 - iii. Campground maintenance
 - iv. Security and Public Safety
 - c. Procure funding to support remediating and rehabilitation of facilities
- 3. An Interconnected park system
 - a. Utilize Trails and Greenway for recreational park system
 - b. Develop a Park Master Plan
 - c. Develop a walkable/bikeable trail system

Intergovernmental Coordination Objectives, Policies and Strategies

Intergovernmental coordination and collaboration are important to ensure that the city of Laurel is able to sustainably develop, seize opportunities for growth, and improve the quality of life for residents, visitors, and businesses. Consistent intergovernmental coordination will allow Laurel to be a partner and participant in the growth of the region, rather than a bystander.

It will be important for city staff to regularly communicate with local, county, and state groups and departments to seize grant and development opportunities, provide the Laurel perspective, and connect local groups to those in the wider region. It is envisioned that Laurel city staff will help direct local residents, businesses, developers, and groups to helpful county, state, federal and institutional resources and supports.

Intergovernmental Coordination Goals and Objectives

1. Keep open lines of communication with State, County, and Institutional officials
 - a. Board of County Commissioners
 - b. Big Sky Economic Development
 - c. Beartooth Resource, Conservation, and Development
2. Collaborate with local groups and institutions on developments, business supports, etc.
 - a. Big Sky EDA
 - b. Beartooth RC&D
 - c. Laurel Chamber of Commerce
 - d. Laurel Rotary Club
 - e. Laurel School District
3. Ensure adopted state, county, and local policies and plans are being followed.

9.

Item Attachment Documents:

- 9. 2020 Meeting Schedule

Laurel Growth Management Policy Update 2020 - Meeting Schedule

Date	Purpose	Chapters	Outcome	Notes
Wednesday, December 11, 2019	Approve Sched, Agencies, Taskings	N/A - Initial Visioning Discussion	Send Invites to Agencies	
Wednesday, January 8, 2020	Disc: Chapters 1&3	Intro/Purpose, Comm. Goals	Work Session	
Wednesday, February 12, 2020	Disc: Chapters 4&5	Comm. Profile, Employment Forecast	Work Session	
Wednesday, February 26, 2020	Disc: Chapter 6	Land Use	Work Session	
Wednesday, March 11, 2020	Disc: Chapter 7	Future Land use	Work Session	
Wednesday, March 25, 2020	Disc: Chapter 8	Housing	Work Session	
Wednesday, April 8, 2020	Disc: Chapter 9	Infrastructure	Work Session	
Wednesday, April 22, 2020	Disc: Chapter 10	Transportation	Work Session	
Wednesday, May 13, 2020	Disc: Chapter 11	Economic Development	Work Session	
Wednesday, May 27, 2020	Disc: Chapters 12&13	Public Services/Facilities & Recreation Plan	Work Session	
Wednesday, June 10, 2020	Disc: Chapters 3, 14, 15	Comm. Goals & Natl Resources & Implementation	Work Session	
Wednesday, June 24, 2020	Review Document	N/A	Schedule Public Hearing	
Wednesday, July 8, 2020	Public Hearing	N/A	Resolution Adoption	
Wednesday, August 12, 2020	Public Hearing	N/A	Resolution of Intent to City/County	
Wednesday, September 30, 2020	Final Adopton	N/A	Adoption of New GMP	