



**AGENDA
CITY OF LAUREL
CITY/COUNTY PLANNING BOARD
WEDNESDAY, FEBRUARY 26, 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. Public Hearing: Laurel Trading Post Variances
3. Approve Meeting Minutes: February 12, 2020

New Business

4. Review Building Plans: Laurel Trading Post
5. Review Building plans: Wendy's, S. 1st Avenue
6. Discussion: Growth Management Policy Chapter 6 - Land Use

Old Business

7. Discussion: Growth Management Policy Chapters 1, 3, 4, and 5

Other Items

8. Growth Management Policy Schedule

Announcements

9. Next Meeting: March 25, 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

Item Attachment Documents:

2. Public Hearing: Laurel Trading Post Variances



LAUREL CITY-COUNTY PLANNING DEPARTMENT

STAFF REPORT

TO: Laurel City-County Planning Board
 FROM: Nicholas Altonaga, Planning Director
 RE: Variance – EEC Inc. and Gregory Haux (Laurel Trading Post)
 DATE: February 25, 2020

DESCRIPTION/LOCATION:

Gregory Haux of the Laurel Trading Post submitted a request for four variances to LMC Chapter 17.26 – Community Entryway Zoning District and Chapter 17.27 – SE 4th Street Overlay District. The affected property is located on East Railroad St. at a currently unassigned address. The parcel is zoned Highway Commercial and is within the Community Entryway Zoning District and SE 4th Street Overlay District. The applicant is requesting variances to disregard the bufferyard requirement, sight-obscuring fence requirement, and building design standards.

STAFF FINDINGS:

Applicant Data:

Owner:	Gregory H. Haux		
Legal Description:	ENTERTAINMENT PARK SUBD, S15, T02 S, R24 E, BLOCK 1, Lot 2B, 2C, & 2D		
Address:	E. Railroad St.		
Parcel Size:	4.99 Acres		
Existing Land Use:	Field		
Proposed Variance:	Design standards and landscaping standards within the Community Entryway Zoning District and SE 4 th Street Overlay District.		
Existing Zoning:	Highway Commercial		
Surrounding Land Uses:			
North: Zoning:	Heavy Industrial	Land Use:	Railroad
South: Zoning:	Interstate Highway	Land Use:	Interstate Highway
East: Zoning:	Highway Commercial	Land Use:	Midway Rentals
West: Zoning:	Highway Commercial	Land Use:	Fiberglass Structures Inc.

1. The variance application packet is attached and contains the application form, application cover sheet, detailed justification letter, fee receipt, a site plan, building design plans, and the public notice.
2. The application is requesting three variances to LMC 17.26 – Community Entryway Zoning District including:
 - a. 17.26.052 Development Standards Part B: Building Design Standards, Number 1,
 - b. 17.26.052 Development Standards Part C: Additional Provisions for Commercial Uses,
 - c. 17.26.054 Landscaping Standards part B.1: Bufferyard Requirements.
3. The application is requesting a variance to LMC 17.27 – SE 4th Street Overlay District including:
 - a. 17.27.060 Building Design Requirements, Part A.
4. LMC 17.26.052 Part B states:
 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.
5. LMC 17.26.052 Part C States:
 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.
6. LMC 17.26.054 Part B States:
 - 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

7. LMC 17.27.060 – Building Design Standards, Part A:

- A. Exterior materials shall be sufficiently durable to ensure stability, maintainability, and long life. The materials to achieve a rustic western appearance are required. Buildings shall be finished with a minimum 40 percent half log and/or rock accents on the front façade.

8. The applicant and staff discussed 17.26.052.B and the significant design and building costs and opportunity costs to future business operations if the Community Entryway Zoning District codes are fully enforced as compared to similar businesses that currently exist within the same districts. The proposed design incorporates frontage and façade details and changes in materials and textures to keep with a rustic western aesthetic.

9. In regard to 17.26.B.1, there currently exists a sanitary sewer utility line running along the southern boundary of the property which would present serious future maintenance issues and conflicts with established City of Laurel Public Works standards if a bufferyard was constructed as per code.

10. 17.26.52.C.1 requires a sight obscuring fence for businesses storing merchandise outside of an approved building. The applicant states that the facility will utilize a secure 6' chain link fence topped with 1' of barbed wire along existing frontage and install a 5' pipe rail fence to secure merchandise while simultaneously allowing highway traffic to view merchandise stored on site as well as maintain a rustic aesthetic.

11. The Highway Commercial District was established to cater to the tourist, traveler, recreationist, and general traveling public. Requirements to block highway-focused businesses from marketing merchandise goes against the stated goal of the district.

12. Upon submittal it was found that the request for variance to 17.27.060 Part A was applied for in error. A variance is not required for this code as the property is not located directly on SE 4th Street as per 17.27.060 Part B.

ZONING COMMISSION CONSIDERATIONS AND RECOMMENDATION:

The Zoning Commission shall review and make determinations on variances through Laurel Municipal Code (LMC) Chapter 17.60.020:

- A. It shall be the duty of the zoning commission to authorize, upon appeal in specific cases, such land use variances from the terms of the zoning ordinances as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of the ordinances or regulations will result in unnecessary hardship, and so that the spirit of the

ordinances shall be observed and substantial justice done. The zoning commission shall, after a public hearing, make a recommendation to the mayor and council concerning the land use variance application.

- B. The zoning commission shall not recommend that land use variances be granted:
1. Unless the denial would constitute an unnecessary and unjust invasion of the right of property;
 2. Unless the grant relates to a condition or situation special and peculiar to the applicant;
 3. Unless the basis is something more than a mere financial loss to the owner;
 4. Unless the hardship was created by someone other than the owner;
 5. Unless the variance would be within the spirit, intent, purpose and general plan of this title;
 6. Unless the variance would not affect adversely or injure or result in injustice to others; and
 7. Ordinarily unless the applicant owned the property prior to the enactment of this title or amendment.

STAFF SUGGESTED CONDITIONS:

If the City Council recommends approval of the variance, the following conditions are suggested:

1. The proposed pipe rail fencing and existing barbed wire fencing must be securely affixed and/or anchored to the ground.
2. The proposed pipe rail fencing must not become an eye sore by way of lack of maintenance and/or repair.
3. Ensure dust and gravel control measures are in place to keep road debris off of Public right of way.
4. Lot and landscaping must be kept free of weeds as per the City of Laurel Weed Management Plan.

PROCEDURAL HISTORY:

- Gregory Haux and Chuck Henrichs and Kevin Lundin of Eggart Engineering and Construction (EEC Inc.) met with the City Planner, Building Official, and Public Works Director to discuss the situation, receive comment from city staff, and understand the process to apply for a variance.
- The variance application packet was received on January 31, 2020 by the Planning Department.
- A public hearing for the variance request is scheduled to take place at the Laurel City-County Planning Board on February 26, 2020 at 5:35PM.
- A public hearing for the variance request is scheduled to take place at the Laurel City-Council Meeting on March 10, 2020 at 6:30PM.



INSTRUCTIONS

CITY-COUNTY PLANNING VARIANCE REQUEST

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

This application form is supplied by the City and must be returned to the City.

The following is a list of information required for submittal to be considered complete.

1. It is mandatory that you meet with the City Planner prior to applying. The City Planner will provide you with a map of the property owners within 300' that you must have certified by a title company.
2. Provide a plot plan drawn to scale on paper not larger than 11"x17" which includes all existing and proposed structures and proposed variance measurements.
3. A set of three mailing labels for each surrounding property owner within the 300 feet.
4. A detailed justification referring to the Laurel Municipal Code Chapter 17.60.020.
5. Application, with fee (\$550 for residential; \$1,100 for commercial), must be made on or before the first day of the month prior to the month it will appear before the Laurel City-County Planning Board.

The public hearing before the City-County Planning Board is held on the 2nd Wednesday of the month at 5:35PM. in the City Council Chambers at 115 W. 1st Street, Laurel. **Applicant or Applicant Representative must be present at the meeting.**

The Laurel City-County Planning Board makes a recommendation to the City Council. The City Council will review the application at Council Workshop and then make a decision on the Council agenda.



Laurel Variance Request Application

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

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

1. Name of property owner: Gregory H. Haux
2. Name of Applicant if different from above: Chuck Henrichs - EEC Inc.
3. Phone number of Applicant: 406.839.9151
4. Street address and general location: Entrainment Park Sub. Amd. Block 1, Lot 2B, 2C, & 2D
E. Railroad St., Laurel, MT 59044
5. Legal description of the property: Entrainment Park Sub., S15, T02 S, R24 E,
Block 1, Lot 2B, 2C, & 2D
6. Current Zoning: Highway Commercial (HC), Entryway Zoning Districts (EZD)
SE 4th Street Overlay District
7. Provide a copy of covenants or deed restrictions on property.

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

Signature of Applicant: 

Date of Submittal: 1/31/20

01/31/19

Laurel City-County Planning Board
115 W. First Street
Laurel, MT 59044

RE: City-County Planning Variance Request: Items #1-5

To whom it may concern,

Enclosed you will find completed, all the information required for our submittal to be considered for review and recommendation by the Laurel City-County Planning Board.

1. We met with the City Planner on 01/14/2020, to discuss this project/variance and provided a map of property owners within 300 feet of the property, see attached.
2. See attached 11x17 (Half-Scale) drawings, which includes all existing and proposed structures and proposed variance measurements. 9 sheets: C101, A101, A102, A201, A202, and four concept renderings.
3. See the provided set of three mailing labels for each surrounding property owner within the 300 feet.
4. With the following four proposed variance measures, we provide a detailed justification referring to the Laurel Municipal Code Chapter 17.60.020.
 - a) Reference Section 17.26.052 Development Standards – B. Building Design Standards which states *“All buildings shall be completed on all sides with one of the following finishing materials: ...architectural concealed fastener metal panels.”*

The material under review for this variance request is an exposed fastener PBR metal panel siding, see attached Exterior Elevations sheets A201/A202 for full scope. We are proposing leaving the architectural concealed fastener metal panels around the public frontage/entrance base as detailed, which meet the requirements set for under the Building Design Standards. However, at the shop we are proposing an exposed fastener PBR metal panel siding that does not meet the “concealed fastener” standard and one exception of the corrugated metal siding above the wainscot accenting the main/side entrances. The change in materials/texture allows the design to create a sense of hierarchy that helps to define the entrance with more detail and direct visitors. This design approach does in our view meet the spirit or intent of the standard set forth. Based on the Laurel Municipal Code Chapter 17.60.020 #5, we believe the requested variance “would be within the spirit, intent, purpose and general plan of this title” and #6 the requested variance “would not affect adversely or injure or result in injustice to others.”

01/31/19

- b) Reference Section 17.26.054 Landscaping Standards – B. Landscaping Standards which states *“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...”* Furthermore, it states *“...The number of trees and shrubs required per one hundred feet of frontage: (1) Twenty-five foot wide bufferyard: five Canopy or evergreen trees, ten Shrubs...”*

The material under review for this variance request item is a proposed 25'-0" Bufferyard that meets the landscaping standard, however, does not provide the required five trees or ten shrubs per one hundred feet of frontage, see attached Site Plan sheet C101 for full scope. We have taken this direction after meeting with the City on a recent project, with the realization that there is an existing Sanitary Sewer line that runs directly under the bufferyard, the full extent of frontage on this property. It was clear that the City was not in favor of putting trees nor shrubs directly above this existing line, under any circumstance. We feel the same, it would be a design flaw and future maintenance issue. Please note, in addition to the proposed landscaped bufferyard we are proposing 25'-0" more landscaped area as part of a stormwater detention, this adds to the interstate buffer zone. Based on the Laurel Municipal Code Chapter 17.60.020, we believe the requested variance meets requirement #2 "Unless the grant relates to a condition or situation special and peculiar to the applicant;" the existing location of the Sanitary Sewer line running directly under the bufferyard creates that special situation/condition.

- c) Reference Section 17.26.052 Development Standards – B. Additional Provisions for Commercial Uses, which states *“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.”*

The material under review for this variance request item is leaving in place the existing barbwire and 6' chain-link fencing with barbwire above, in replace of a site obstruction fence. Additionally, we propose a 5' pipe rail fence and gate facing East Railroad Street, that fits the western rural aesthetic of the area and the products supplied and sold on-site, see attached Site Plan sheet C101 for full scope. Laurel Trading Post is the leading provider of Trailers, Parts, and Service in Montana and offers a large selection of trailers, horse trailers, livestock trailers, flatbeds, construction, car trailers, cargo trailers, associated parts, and more. It is key for the public to have full visibility to Laurel Trading Post's merchandise available for sale. The intent of the proposal is that all sale merchandise for display along interstate I-90 will be outside an approved building and enclosed in the yard area appurtenant to the



01/31/19

building. With the proposed existing fencing and 5' pipe rail fence, merchandise for sale would be secure, still have the visibility to the public that the sight obscuring fence would not allow and would keep within the western rural aesthetic that Laurel Trading Post costumers are familiar with. Based on the Laurel Municipal Code Chapter 17.60.020, we believe the requested variance meets requirement #2 "Unless the grant relates to a condition or situation special and peculiar to the applicant;" and requirement #3 "Unless the basis is something more than a mere financial loss to the owner." The 6' sight obscuring fence creates the inability to display merchandise for sale which is a special situation/condition to a trailer supply/service company and would easily create a basis for more than a mere financial loss.

- d) Reference Section 17.27.060 - Building Design Requirements, Section A which states *"Exterior materials shall be sufficiently durable to ensure stability, maintainability, and long life. The materials to achieve a rustic western appearance are required. Buildings shall be finished with a minimum 40 percent half log and/or rock accents on the front façade."*

The material under review for this variance request is the requirement to finish the front façade with a minimum 40 percent half log and/or rock accents, see attached Exterior Elevations sheets A201/A202 for full scope. We are proposing a 6025 structural box rib metal panel with a change in color/panel direction around the public frontage/entrance as detailed. We believe this approach would meet the requirements set forth under the Building Design Requirements and achieves its intent by providing a rustic western appearance without the need to add rock accents on the front façade. Our design strategy with this facility is to keep with this rustic western aesthetic throughout the facade, while utilizing the change in color/texture to allow the design to create a sense of hierarchy that helps to define the entrance with more detail and direct visitors. This design approach does in our view meet the spirit or intent of the standard set forth. Based on the Laurel Municipal Code Chapter 17.60.020 #5, we believe the requested variance "would be within the spirit, intent, purpose and general plan of this title" and #6 the requested variance "would not affect adversely or injure or result in injustice to others."

5. See attached completed Laurel Variance Request Application and associated fee of \$1,100 for a commercial property.

Sincerely,

Chuck Henrichs, P.E.
Vice President of Engineering, EEC, Inc.
Owners Representative

EEC, Inc.

406.839.9151

www.eecmt.com

720 Lohwest Lane

Billings, MT 59106

ENGINEERS • ARCHITECTS • SURVEYORS • BUILDERS

Page 3 of 3

Terry R & Judith L Krum
Tax ID D02667
1311 E Railroad Street
Laurel, MT 59044

George T. & Irene Forstner
Tax ID D02668
1321 E Railroad Street
Laurel, MT 59044

Montana Rail Link
Tax ID D13144C
P.O. Box 16624
Missoula, MT 59808-6624

CHS, Inc.
Tax ID D02712
P.O. Box 909
Laurel, MT 59044-0909

CHS, Inc.
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Laurel, MT 59044-0909

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Laurel, MT 59044-3310

Gregory H. Haux
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620 SE 4th Street
Laurel, MT 59044-3310

Gregory H. Haux
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620 SE 4th Street
Laurel, MT 59044-3310

Fiberglass Structures, Inc.
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1201 E Railroad Street
Laurel, MT 59044-3304

Diefenderfer Family Trust
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3619 Flagstone Drive
Billings, MT 59102-0301

Diefenderfer Family Trust
Tax ID D03036A
3619 Flagstone Drive
Billings, MT 59102-0301

Terry R & Judith L Krum
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Laurel, MT 59044

George T. & Irene Forstner
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Laurel, MT 59044

Montana Rail Link
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CHS, Inc.
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Laurel, MT 59044-3310

Gregory H. Haux
Tax ID D03037B
620 SE 4th Street
Laurel, MT 59044-3310

Gregory H. Haux
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Laurel, MT 59044-3310

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Laurel, MT 59044-3304

2.

Diefenderfer Family Trust
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3619 Flagstone Drive
Billings, MT 59102-0301

Diefenderfer Family Trust
Tax ID D03036A
3619 Flagstone Drive
Billings, MT 59102-0301

Yellowstone County
Mapping sites

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Parcels

Buffer: 300 Feet

Display Buffer Only: ☐

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Stop Drawing

Add To Existing Results: ☒

Search

Basemaps

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Laurel

E Main St

Clark Fork Refinery

GENERAL NOTES:

1. NO SIGNAGE WITH THIS PACKAGE; A SEPARATE SIGN PERMIT WITH BE SUBMITTED FOR REVIEW.
2. WATER AND SEWER EASEMENT TO BE PROVIDED TO CITY OF LAUREL FOR MAINTENANCE.

LEGEND:

- LANDSCAPED AREA (SEE L101)
- CONCRETE
- ASPHALT
- GRAVEL
- NEW FENCE

ZONING:	HIGHWAY COMMERCIAL (HC), ENTRYWAY ZONING DISTRICTS (EZD)
SALES AREA:	2,535 S.F.
SHOP AREA:	3,920 S.F.
COVERED STORAGE AREA:	840 S.F.
TOTAL BUILDING AREA:	7,295 S.F.
LOT AREA:	130,723.56 S.F.
SETBACKS:	FRONT: 20' SIDE: 0' REAR: 0'
MAXIMUM LOT COVERAGE =	75%
ACTUAL LOT COVERAGE =	7 %
ALLOWABLE HEIGHT =	45'
ACTUAL HEIGHT =	22'-9"
LANDSCAPE REQUIRED(8%)	
130,723.56-7,295(.08) =	9,724 S.F.
LANDSCAPE PROVIDED =	23,291 S.F.

PARKING:

- COMMUNITY COMMERCIAL:
1. 17.40.090 (J)(2) 1 SPACE FOR EA. 200 S.F. OF FLOOR AREA

SALES BUILDING AREA = 2,535 SF	
PARKING REQUIRED =	13 SPACES
HANDICAP PARKING: 2 PER 25-50 SPACES	
PARKING REQUIRED =	13 SPACES
PARKING PROVIDED =	13 SPACES

1 SITE PLAN
C101

LANDSCAPE:

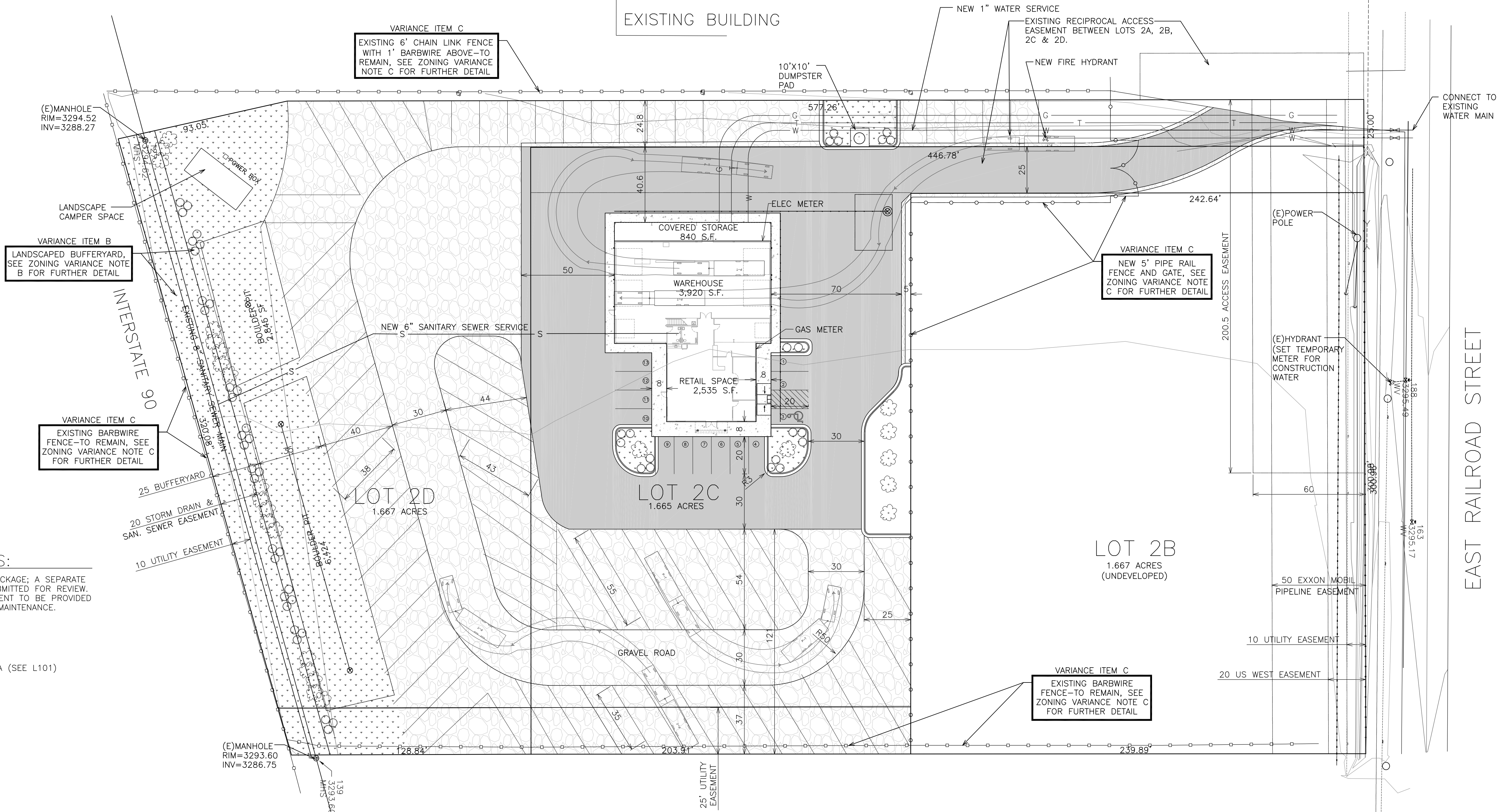
- ENTRYWAY ZONING DISTRICT--PARKING LOT CONTAINING > 10 SPACES:
- 20 S.F. OF LANDSCAPED AREA SHALL BE PROVIDED FOR EACH PARKING SPACE ON PARKING LOTS CONTAINING MORE THAN TEN SPACES.
 - REQUIRED PARKING LANDSCAPE: 20X34=680 SF
- 2 TREES AND FIVE SHRUBS SHALL BE REQUIRED FOR EVERY TEN PARKING SPACES OR COMPONENT THERE OF OVER TEN PARKING SPACES
- REQUIRES TREES = 4
 - REQUIRED SHRUBS = 10
- NO MORE THAN 25% OF LANDSCAPING AREA SHALL CONTAIN ROCK, BARK CHIPS, STEPPING STONES, OR SIMILAR MATERIALS
- MINIMUM WIDTH AND OR LENGTH OF ANY PARKING LOT LANDSCAPE AREA SHALL BE FIVE FEET.
- PARKING LOTS CONTAINING MORE THAN TEN SPACES SHALL CONTAIN INTERNAL AREAS OF LANDSCAPING TOTALING AT LEAST TEN PERCENT OF PARKING AREA.
- REQUIRED LANDSCAPING = 3,600 SF
 - PROVIDED LANDSCAPING = 3,604 SF

SCALE (22X34): 1" = 30'
SCALE (11X17): 1" = 60'

BUFFERYARD: SEE ZONING VARIANCE NOTE B ADJACENT.

ENTRYWAY ZONING DISTRICT:

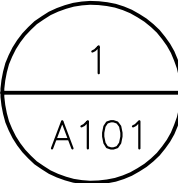
- TWENTY-FIVE FOOT WIDE BUFFERYARD: FIVE CANOPY OR EVERGREEN TREES, TEN SHRUBS PER 100' OF FRONTAGE
- TREES: 3.2X5= 17 TREES
- SHRUBS: 3.2X10= 32 SHRUBS



ZONING VARIANCE NOTES:

- A. BUILDING STANDARDS, NON-CONCEALED FASTENER METAL PANELS. THE MATERIAL UNDER REVIEW FOR THIS VARIANCE REQUEST IS AN EXPOSED FASTENER PBR METAL PANEL SIDING AND CORRUGATED METAL PANEL SIDING, SEE ATTACHED EXTERIOR ELEVATIONS SHEET A201 AND DETAIL JUSTIFICATION FOR FULL SCOPE.
- B. BUFFER YARD -- A PROPOSED 25'-0" BUFFERYARD THAT MEETS THE LANDSCAPING STANDARD, HOWEVER, DOES NOT PROVIDE THE REQUIRED FIVE TREES OR TEN SHRUBS PER ONE HUNDRED FEET OF FRONTAGE, SEE SITE PLAN SHEET C101 AND DETAIL JUSTIFICATION FOR FULL SCOPE. WE HAVE TAKEN THIS DIRECTION AFTER MEETING WITH THE CITY, WITH THE REALIZATION THAT THERE IS AN EXISTING SANITARY SEWER LINE THAT RUNS DIRECTLY UNDER THE BUFFERYARD, THE FULL EXTENT OF FRONTAGE ON THIS PROPERTY. IT WAS CLEAR THAT THE CITY WAS NOT IN FAVOR OF PUTTING TREES NOR SHRUBS DIRECTLY ABOVE THIS EXISTING LINE, UNDER ANY CIRCUMSTANCE.
- C. IN REPLACEMENT OF THE SITE OBSTRUCTING FENCE, WE PROPOSE LEAVING IN PLACE THE EXISTING BARBWARE AND 6" CHAINLINK FENCING WITH BARBWARE ABOVE. WE PROPOSE A NEW 5' PIPE RAIL FENCE AND GATE FACING EAST RAILROAD STREET, THAT FITS THE WESTERN RURAL AESTHETIC OF THE AREA AND THE PRODUCTS SUPPLIED AND SOLD ON-SITE. IT IS KEY FOR THE PUBLIC TO HAVE FULL VISIBILITY TO LAUREL TRADING POST'S MERCHANDISE AVAILABLE FOR SALE. THE INTENT OF THE PROPOSAL IS THAT ALL SALE MERCHANDISE FOR DISPLAY ALONG INTERSTATE 1-90 WILL BE OUTSIDE AN APPROVED BUILDING AND ENCLOSED IN THE YARD AREA APPURTENANT TO THE BUILDING. WITH THE PROPOSED 5' PIPE RAIL FENCE, MERCHANDISE FOR SALE WOULD BE SECURE, STILL HAVE THE VISIBILITY TO THE PUBLIC THAT THE SIGHT OBSCURING FENCE WOULD NOT ALLOW AND WOULD KEEP WITHIN THE WESTERN RURAL AESTHETIC THAT LAUREL TRADING POST CUSTOMERS ARE FAMILIAR WITH. SEE DETAILED JUSTIFICATION FOR FULL SCOPE.
- D. THE MATERIAL UNDER REVIEW FOR THIS VARIANCE REQUEST IS THE REQUIREMENT TO FINISH THE FRONT FAÇADE WITH A MINIMUM 40 PERCENT HALF LOG AND/OR ROCK ACCENTS, SEE ATTACHED EXTERIOR ELEVATIONS SHEETS A201/A202 FOR FULL SCOPE. WE ARE PROPOSING A 6025 STRUCTURAL BOX RIB METAL PANEL WITH A CHANGE IN COLOR/DIRECTION AROUND THE PUBLIC FRONTAGE/ENTRANCE AS DETAILED. WE BELIEVE THIS APPROACH WOULD MEET THE REQUIREMENTS SET FORTH UNDER THE BUILDING DESIGN REQUIREMENTS AND ACHIEVES ITS INTENT BY PROVIDING A RUSTIC WESTERN APPEARANCE WITHOUT THE NEED TO ADD ROCK ACCENTS ON THE FRONT FAÇADE.

ZONING VARIANCE 01-31-2020 SHEET#: C101	LAUREL TRADING POST ENTERTAINMENT PARK SUB. AMD. BLOCK 1, LOT 2B, 2C & 2D E. RAILROAD ST. LAUREL, MT 59044
EGGART ENGINEERING COMPANY 720 LOHWEST LANE BILLINGS, MT 59106 OFFICE: 406-839-9151 FAX: 406-839-9150 www.eecmt.com	
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Drawn By: CH/KL/TK Checked By: Date: 01-31-2020 Project #: L.T.P. Cadd file:	



FLOOR PLAN

SCALE: (11x17) $3/32'' = 1'-0''$
SCALE: (22x34) $3/16'' = 1'-0''$

Drawn By: CH/KL/TK
Checked By: RLB
Date: 01-31-2020
Project #: L.T.P.
Cadd file:

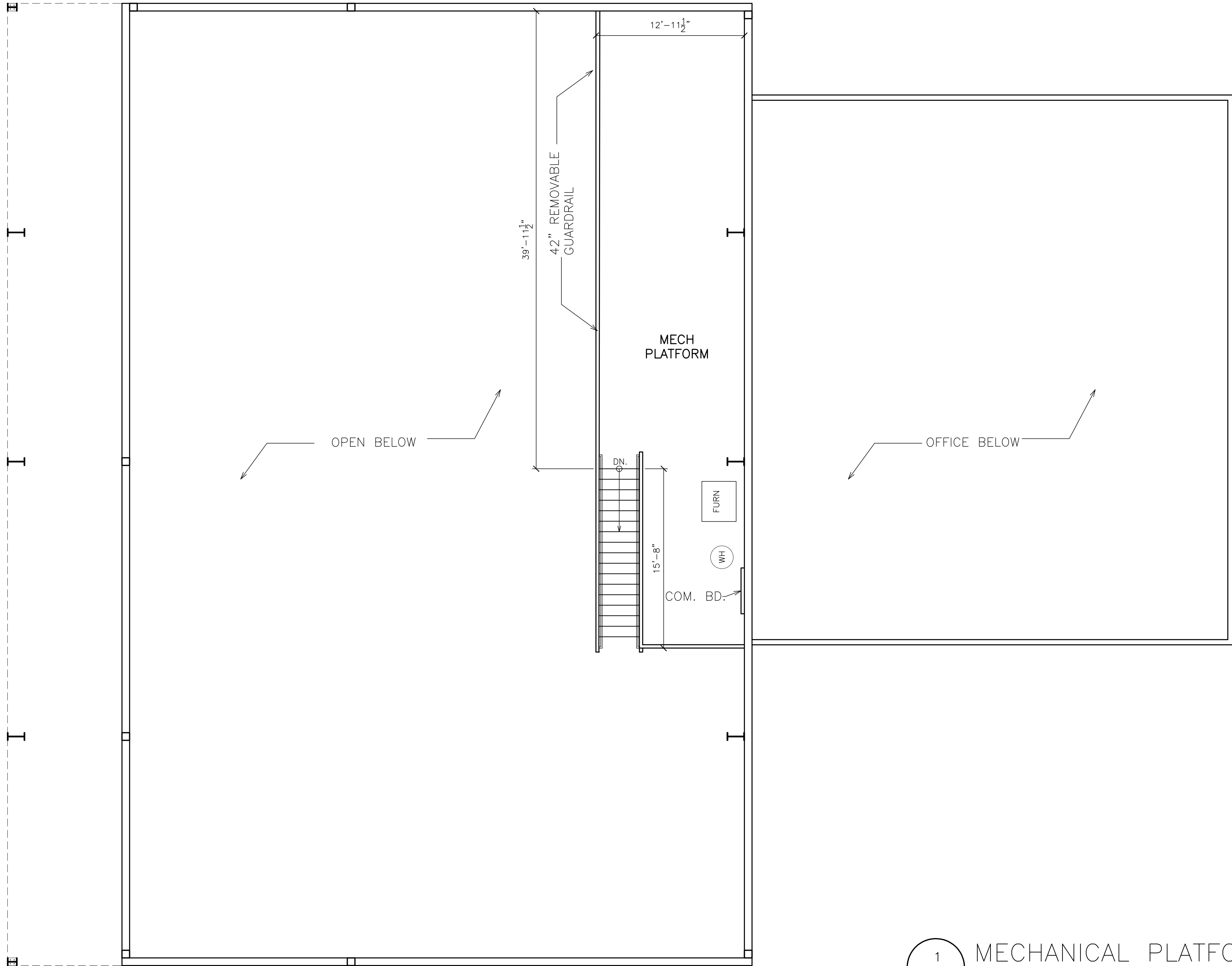
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**ZONING
VARIANCE
01-31-2020**

SHEET#:

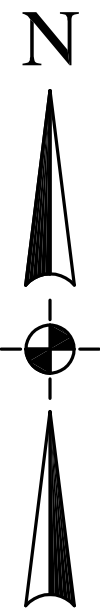
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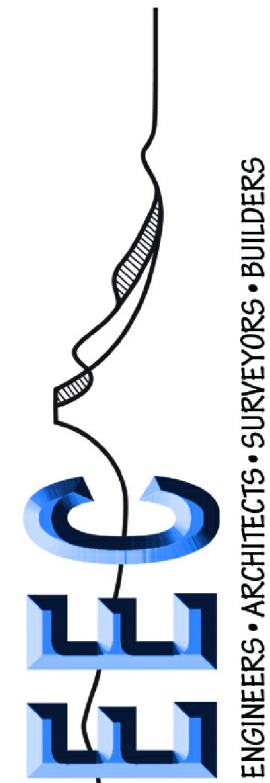
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A102

MECHANICAL PLATFORM PLAN

SCALE: (11x17) 3/32" = 1'-0"
SCALE: (22x34) 3/16" = 1'-0"



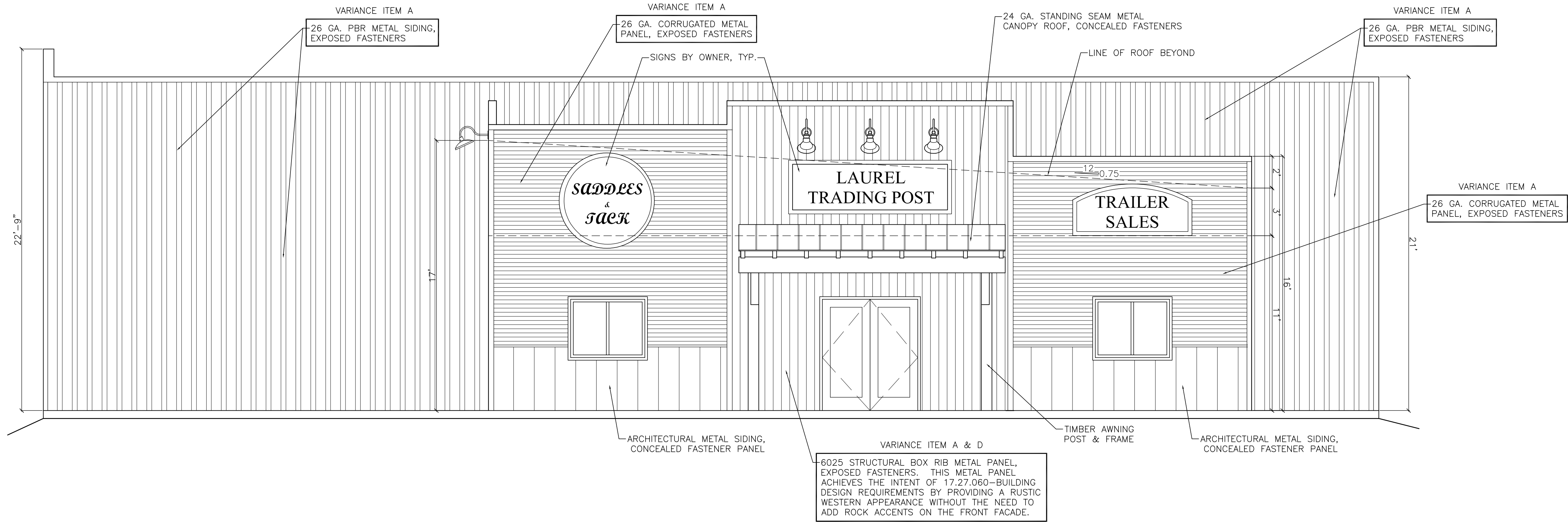
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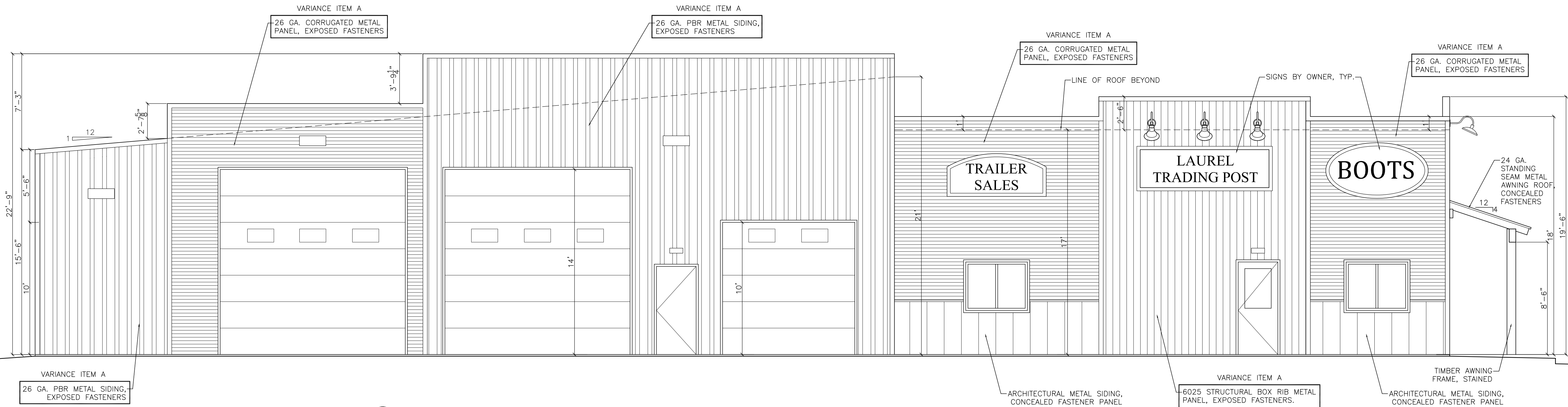
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ZONING
VARIANCE
01-31-2020
SHEET#:
A102



1 EAST ELEVATION
SCALE (11X17): 1/8" = 1'-0"
SCALE (22X34): 1/4" = 1'-0"



2 SOUTH ELEVATION
SCALE (11X17): 1/8" = 1'-0"
SCALE (22X34): 1/4" = 1'-0"

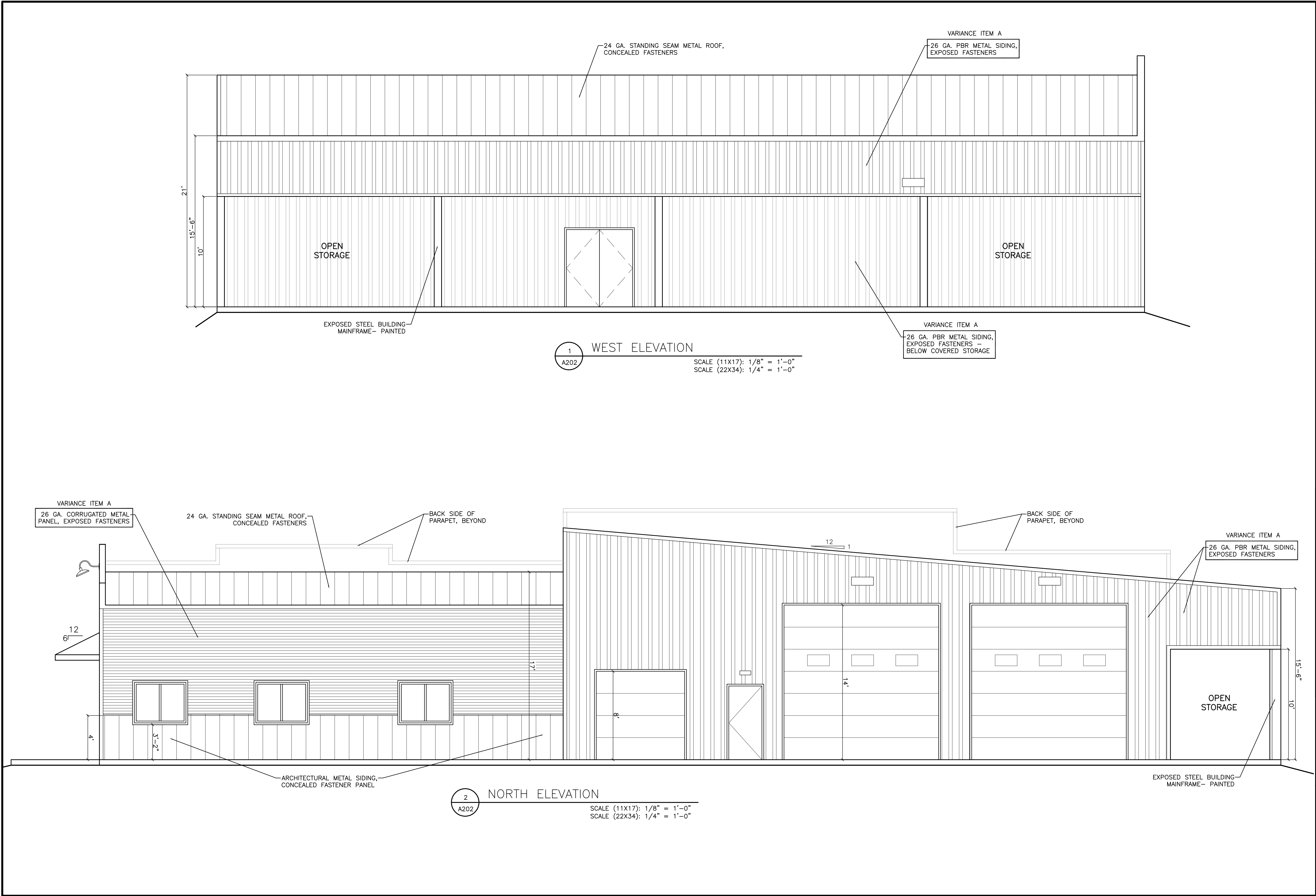
ZONING
VARIANCE
01-31-2020
SHEET#:
A201

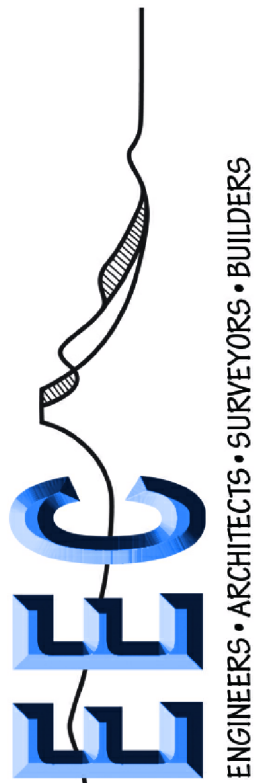
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Drawn By: CH/KL/TK
Checked By: RLB
Date: 01-31-2020
Project #: L.T.P.
Cadd file:



ZONING VARIANCE 01-31-2020 SHEET#: A202	LAUREL TRADING POST ENTERTAINMENT PARK SUB. AMD. BLOCK 1, LOT 2B.2C & 2D E. RAILROAD ST. LAUREL, MT 59044	EGGART ENGINEERING COMPANY 720 LOHWEST LANE BILLINGS, MT 59106 OFFICE: 406-839-9151 FAX: 406-839-9150 www.eecmt.com	 ENGINEERS • ARCHITECTS • SURVEYORS • BUILDERS	Drawn By: CH/KL/TK
				Checked By: RLB
Date: 01-31-2020				
Project #: L.T.P.				
Cadd file:				



Laurel Trading Post - Concept Rendering
January 31, 2020



Laurel Trading Post - Concept Rendering
January 31, 2020



Laurel Trading Post - Concept Rendering
January 31, 2020



Laurel Trading Post - Concept Rendering
January 31, 2020

PUBLIC HEARING NOTICE

The Laurel – Yellowstone County Planning Board and Zoning Commission will conduct a public hearing on four proposed variances to the Laurel Municipal Code within Chapter 17.26 – Community Entryway Zoning District and Chapter 17.27 – SE 4th Street Overlay District applied by EEC Inc. for Gregory H. Haux. The hearing is scheduled for **5:35 P.M., in the City Council Chambers at City Hall, 115 West 1st Street, Laurel, Montana, on Wednesday, February 26th, 2020.**

Additionally, the City Council has scheduled a public hearing and consideration of adoption by resolution on a First Reading of the proposed variances. The City Council public hearing is scheduled for **6:30 P.M., in the City Council Chambers at City Hall, 115 West 1st Street, Laurel, Montana, on Tuesday, March 10th, 2020.**

Specifically, EEC Inc. and Gregory Haux are requesting variances to four portions of the Laurel Municipal Code.

17.26 – Community Entryway Zoning District:

- The proposed shop in the building does not follow the requirements of 17.26.052 - Building Design Standards. The applicant states that the current design meets the intent and spirit of this title and does not adversely affect or injure or result in injustice to others.
- The bufferyard requirement in 17.26.054 – Landscaping Standards could create a design flaw and serious maintenance issues due to the existence of a sanitary sewer line running along the southern boundary of the property.
- 17.26.052. – Additional Provisions for Commercial Uses - B.1 - requires a sight obscuring fence for businesses storing merchandise outside of an approved building. The applicant plans to utilize existing lengths of secure 6' chain link fence topped with 1' of barbwire around the site and also proposes to erect a 5' pipe rail fence and gate facing East Railroad Street which conforms to the rustic aesthetic of the area and the products sold on site.

17.27 – SE 4th Street Overlay District

- The building design requirements of 17.27.060, Section A require a minimum of 40% half log and/or rock accents on the front façade of the structure. The applicant states that the proposed design provides for a change in color and paneling to keep with a rustic western aesthetic and to create a hierarchy which defines the entrance with more detail.

A copy of the variance request is available for public review at the City Planning Department during regular business hours. Questions may be directed to Nicholas Altonaga, the Laurel City Planner, at 628-4796 ext. 5, or via email at cityplanner@laurel.mt.gov. Public comment is encouraged.

Item Attachment Documents:

3. Approve Meeting Minutes: February 12, 2020



**MINUTES
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

Chair called the meeting to order at 5:35PM

Evan Bruce
Roger Giese
Jon Klasna
Ron Benner
Gavin Williams
Judy Goldsby
Nick Altonaga (City of Laurel)

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

Members reviewed the two sets of meeting minutes on the agenda.

Evan moved to approve the minutes from December 11, 2019 and January 8, 2020 as presented.
Jon seconded.
Motion carried.

New Business

4. Growth Management Policy Chapter 4: Community Profile

Nick presented the Community profile and Employment forecast chapters. He discussed generally how he drafted it and some of the information that is included.

Ron: What sources were used for this data?

- Nick: US Census and ACS 5-Year estimates.

5. Growth Management Policy Chapter 5: Employment Profile

Members discussed the lack of specific numbers for refinery and railroad workers which do not appear to be represented. Members then discussed the Laurel city-county divide and the possible need to take those numbers into account. Should we include those area residents who are outside of the municipal boundary?

- Nick will follow-up with KLJ to see if this is necessary and if there is any accurate data.

- Nick recorded the specific board member notes on a copy of the GMP chapters.

6. Update: Goldberg Sporting Estates Subdivision

Nick provided a brief update as to the Goldberg Sporting Estates Subdivision. City staff and KLJ met with the Developer on January 31st to discuss the January 16 Sufficiency letter and major items which need to be addressed prior to moving forward.

Old Business

7. Growth Management Policy Chapter 1: Introduction, Purpose

Nick presented the updated Chapter 1 and asked members to review and comment on any needed changes. Members had no major comments besides minor spelling and grammar comments.

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

Members discussed the importance of sidewalks and community connectivity regarding parks and subdivision improvements.

Members also discussed the verbiage of some of the goals. It is important to edit them to keep things more general.

Members discussed the need for property owners to repair sidewalks and fixing sidewalks during building rebuilds. Who is responsible for sidewalk repair/ property owner or the city?

Discussion of in-fill development in downtown and vacant parcels.

Discussion of S. 1st Ave and needed pedestrian and accessibility improvements.

Nick will send out invitations to major state groups by the end of the week to schedule meetings with the Planning Board.

Members discussed the need for parks and more useable recreation land – Many developers have dedicated parkland that is useless or provided cash in lieu and have NO parkland.

Other Items

Members discussed the SE 4th pedestrian walkways and the old lighting district project.

Members discussed the underpass: A tool trailer and port-o-potty were set up near the tracks. There is work being done on the underpass for maintenance. – Cleaning, etc.

9. 2020 Meeting Schedule

There will be a public hearing on a variance for the Laurel Trading Post along East RR. Similar to the last one in the same area. Will have the packet by end of week.

I will be in Kalispell on March 11th for the Floodplain Managers Conference. Taking the CFM Exam. Suggest we cancel this meeting and have Future Land Use placed on the March 25th meeting with Housing.

Announcements

10. Next Meeting: February 26, 2020

Meeting adjourned at 6:53PM.

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

Item Attachment Documents:

4. Review Building Plans: Laurel Trading Post

GENERAL NOTES:

1. NO SIGNAGE WITH THIS PACKAGE; A SEPARATE SIGN PERMIT WITH BE SUBMITTED FOR REVIEW.
2. WATER AND SEWER EASEMENT TO BE PROVIDED TO CITY OF LAUREL FOR MAINTENANCE.

LEGEND:

- LANDSCAPED AREA (SEE L101)
- CONCRETE
- ASPHALT
- GRAVEL
- NEW FENCE

ZONING:	HIGHWAY COMMERCIAL (HC), ENTRYWAY ZONING DISTRICTS (EZD)
SALES AREA:	2,535 S.F.
SHOP AREA:	3,920 S.F.
COVERED STORAGE AREA:	840 S.F.
TOTAL BUILDING AREA:	7,295 S.F.
LOT AREA:	130,723.56 S.F.
SETBACKS:	FRONT: 20' SIDE: 0' REAR: 0'
	75% 7 % 45' 22'-9"
MAXIMUM LOT COVERAGE =	
ACTUAL LOT COVERAGE =	
ALLOWABLE HEIGHT =	
ACTUAL HEIGHT =	
LANDSCAPE REQUIRED(8%)	
130,723.56-7,295(.08) =	9,724 S.F.
LANDSCAPE PROVIDED =	23,291 S.F.

PARKING:

- COMMUNITY COMMERCIAL:
1. 17.40.090 (J)(2) 1 SPACE FOR EA. 200 S.F. OF FLOOR AREA

SALES BUILDING AREA = 2,535 SF	
PARKING REQUIRED =	13 SPACES
HANDICAP PARKING: 2 PER 25-50 SPACES	
PARKING REQUIRED =	13 SPACES
PARKING PROVIDED =	13 SPACES

1 SITE PLAN
C101

LANDSCAPE:

- ENTRYWAY ZONING DISTRICT--PARKING LOT CONTAINING > 10 SPACES:
- 20 S.F. OF LANDSCAPED AREA SHALL BE PROVIDED FOR EACH PARKING SPACE ON PARKING LOTS CONTAINING MORE THAN TEN SPACES.
 - REQUIRED PARKING LANDSCAPE: 20X34=680 SF
- 2 TREES AND FIVE SHRUBS SHALL BE REQUIRED FOR EVERY TEN PARKING SPACES OR COMPONENT THERE OF OVER TEN PARKING SPACES
- REQUIRES TREES = 4
- REQUIRED SHRUBS = 10
- NO MORE THAN 25% OF LANDSCAPING AREA SHALL CONTAIN ROCK, BARK CHIPS, STEPPING STONES, OR SIMILAR MATERIALS
- MINIMUM WIDTH AND OR LENGTH OF ANY PARKING LOT LANDSCAPE AREA SHALL BE FIVE FEET.

- PARKING LOTS CONTAINING MORE THAN TEN SPACES SHALL CONTAIN INTERNAL AREAS OF LANDSCAPING TOTALING AT LEAST TEN PERCENT OF PARKING AREA.
- REQUIRED LANDSCAPING = 3,600 SF
- PROVIDED LANDSCAPING = 3,604 SF

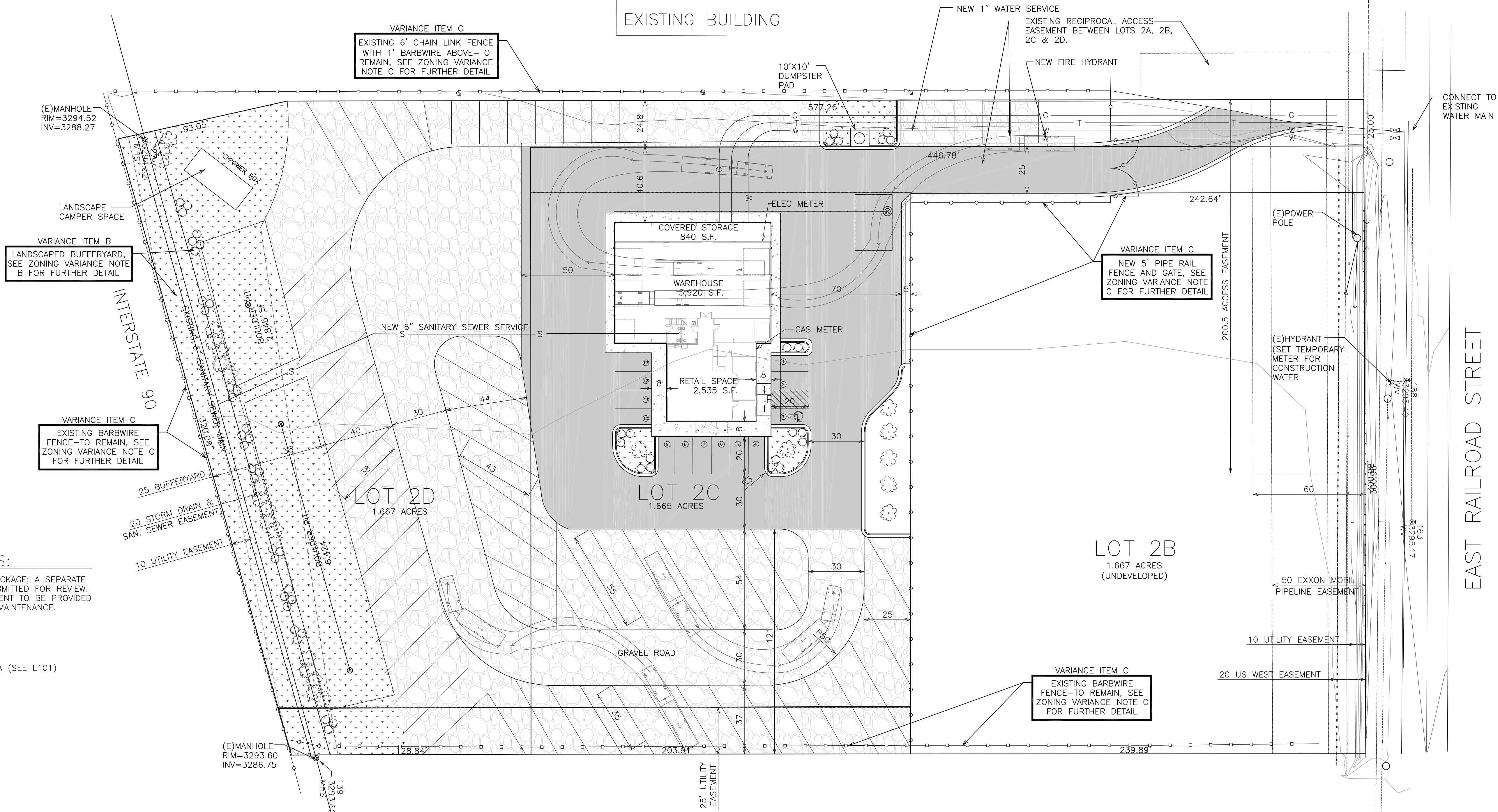
SCALE (22X34): 1" = 30'

SCALE (11X17): 1" = 60'

BUFFERYARD: SEE ZONING VARIANCE NOTE B ADJACENT.


ENTRYWAY ZONING DISTRICT:

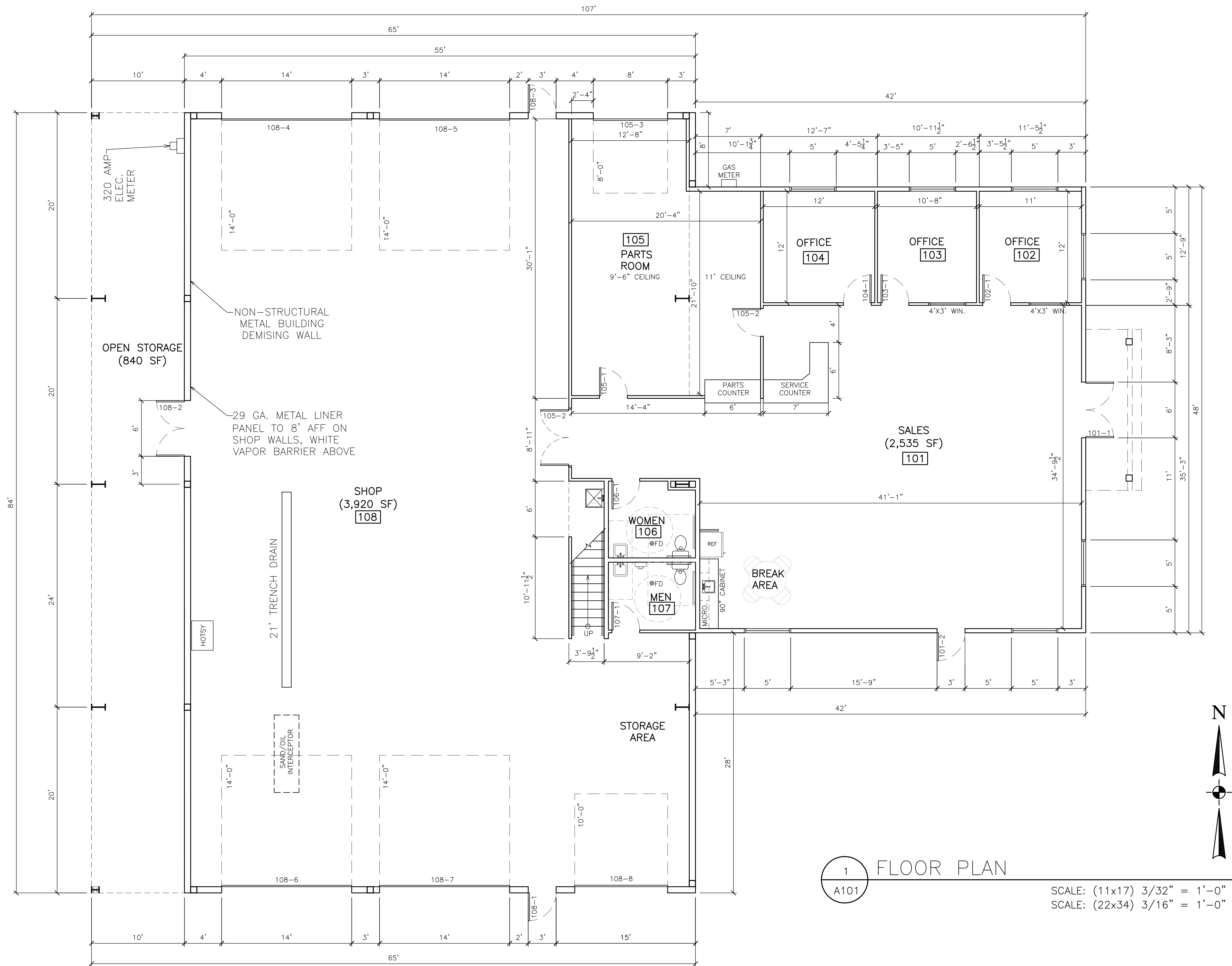
- TWENTY-FIVE FOOT WIDE BUFFERYARD: FIVE CANOPY OR EVERGREEN TREES, TEN SHRUBS PER 100' OF FRONTAGE
- TREES: 3.2X5= 17 TREES
- SHRUBS: 3.2X10= 32 SHRUBS



ZONING VARIANCE NOTES:

- A. BUILDING STANDARDS, NON-CONCEALED FASTENER METAL PANELS. THE MATERIAL UNDER REVIEW FOR THIS VARIANCE REQUEST IS AN EXPOSED FASTENER PBR METAL PANEL SIDING AND CORRUGATED METAL PANEL SIDING, SEE ATTACHED EXTERIOR ELEVATIONS SHEET A201 AND DETAIL JUSTIFICATION FOR FULL SCOPE.
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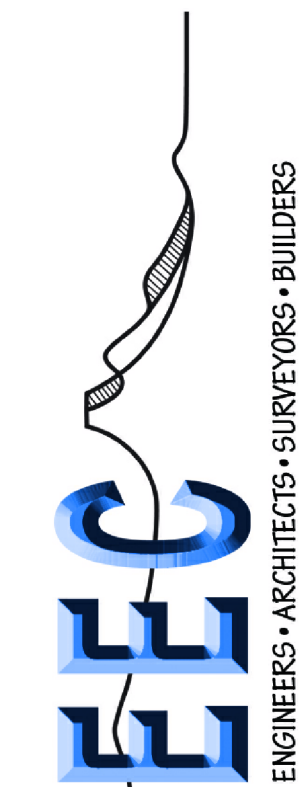
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Drawn By: CH/KL/TK Checked By: Date: 01-31-2020 Project #: L.T.P. Cadd file:	



1 FLOOR PLAN
A101

SCALE: (11x17) 3/32" = 1'-0"
SCALE: (22x34) 3/16" = 1'-0"

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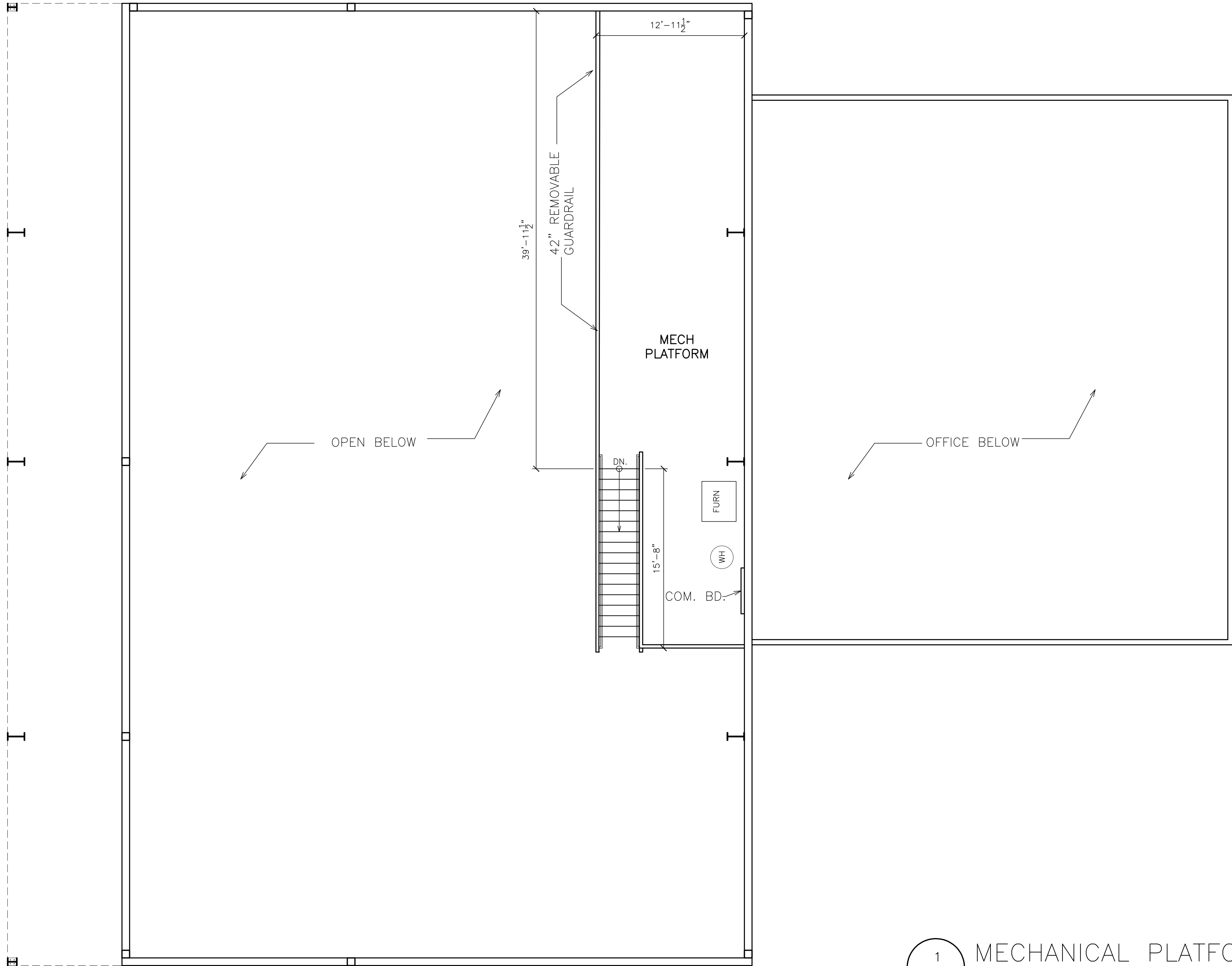
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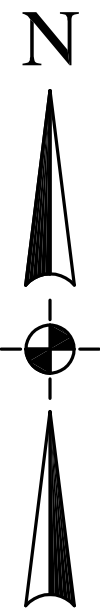
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MECHANICAL PLATFORM PLAN

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SCALE: (22x34) 3/16" = 1'-0"



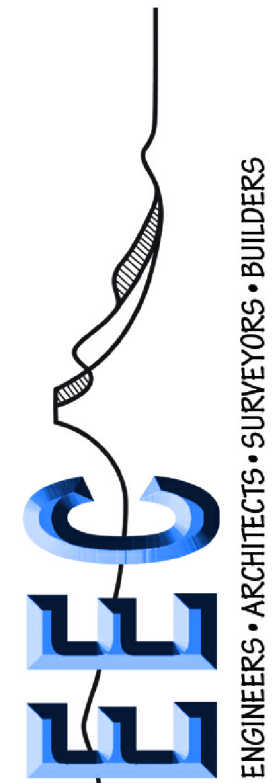
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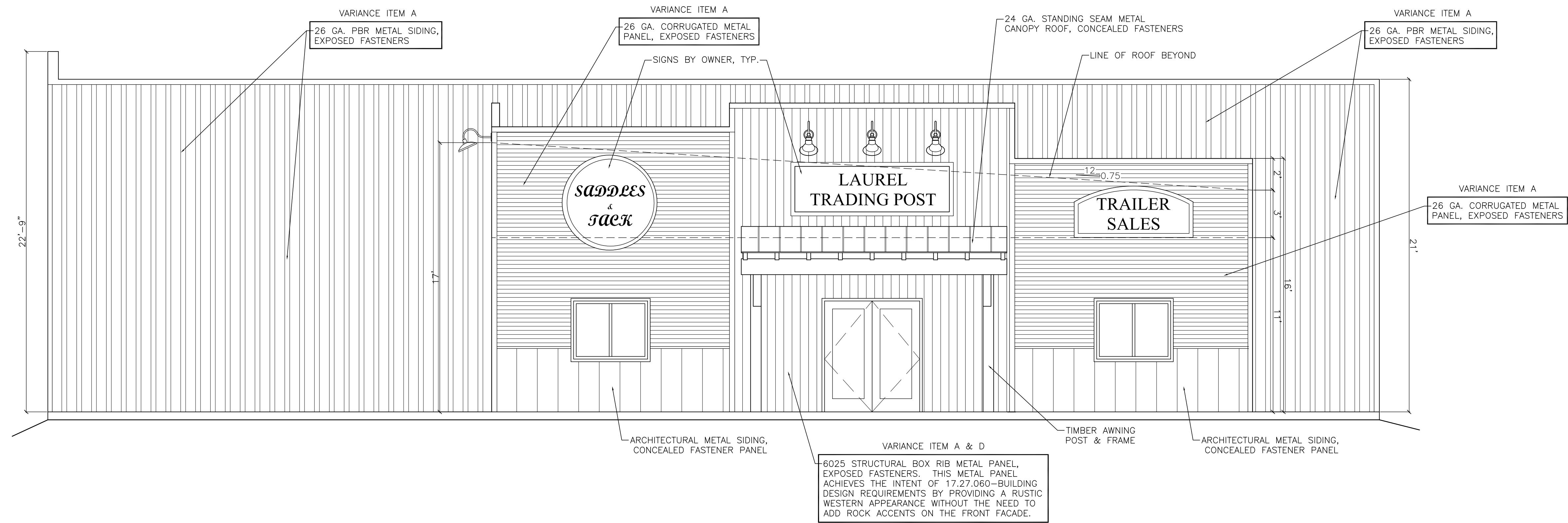


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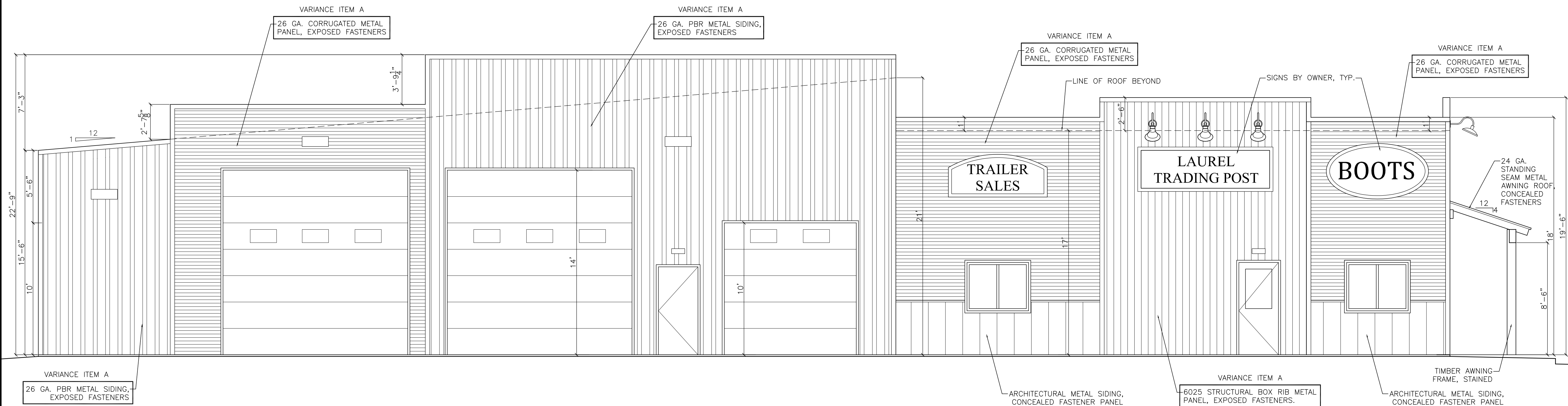
ZONING
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SHEET #:
A102



1 EAST ELEVATION
A201

SCALE (11X17): 1/8" = 1'-0"
SCALE (22X34): 1/4" = 1'-0"



2 SOUTH ELEVATION
A201

SCALE (11X17): 1/8" = 1'-0"
SCALE (22X34): 1/4" = 1'-0"

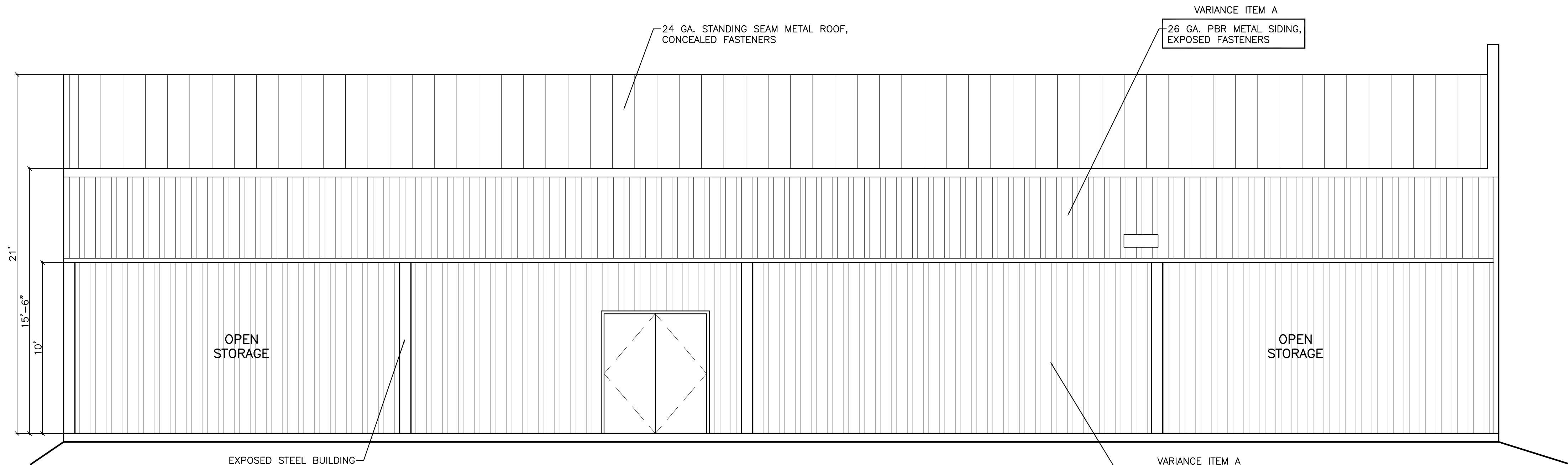
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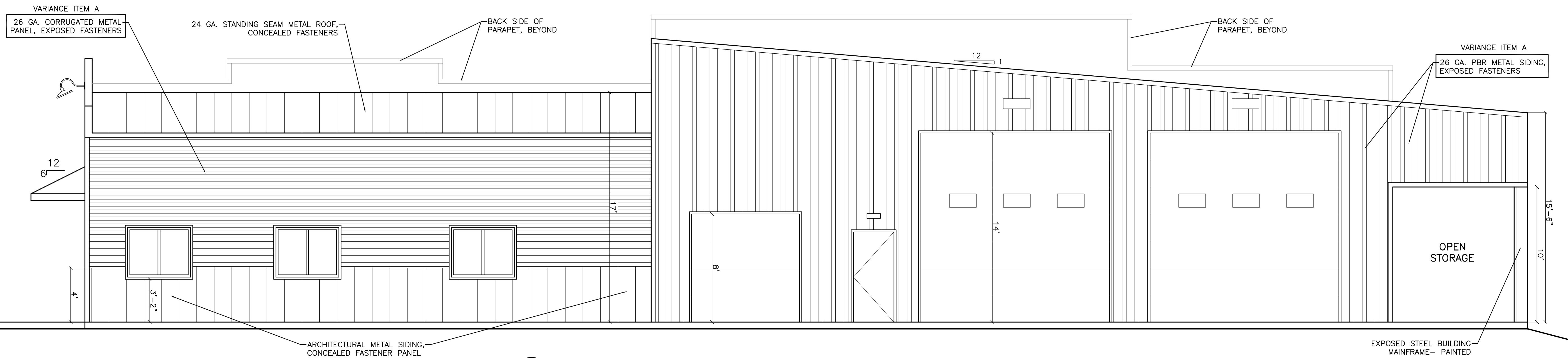
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1 WEST ELEVATION
SCALE (11X17): 1/8" = 1'-0"
SCALE (22X34): 1/4" = 1'-0"



2 NORTH ELEVATION
SCALE (11X17): 1/8" = 1'-0"
SCALE (22X34): 1/4" = 1'-0"

ZONING
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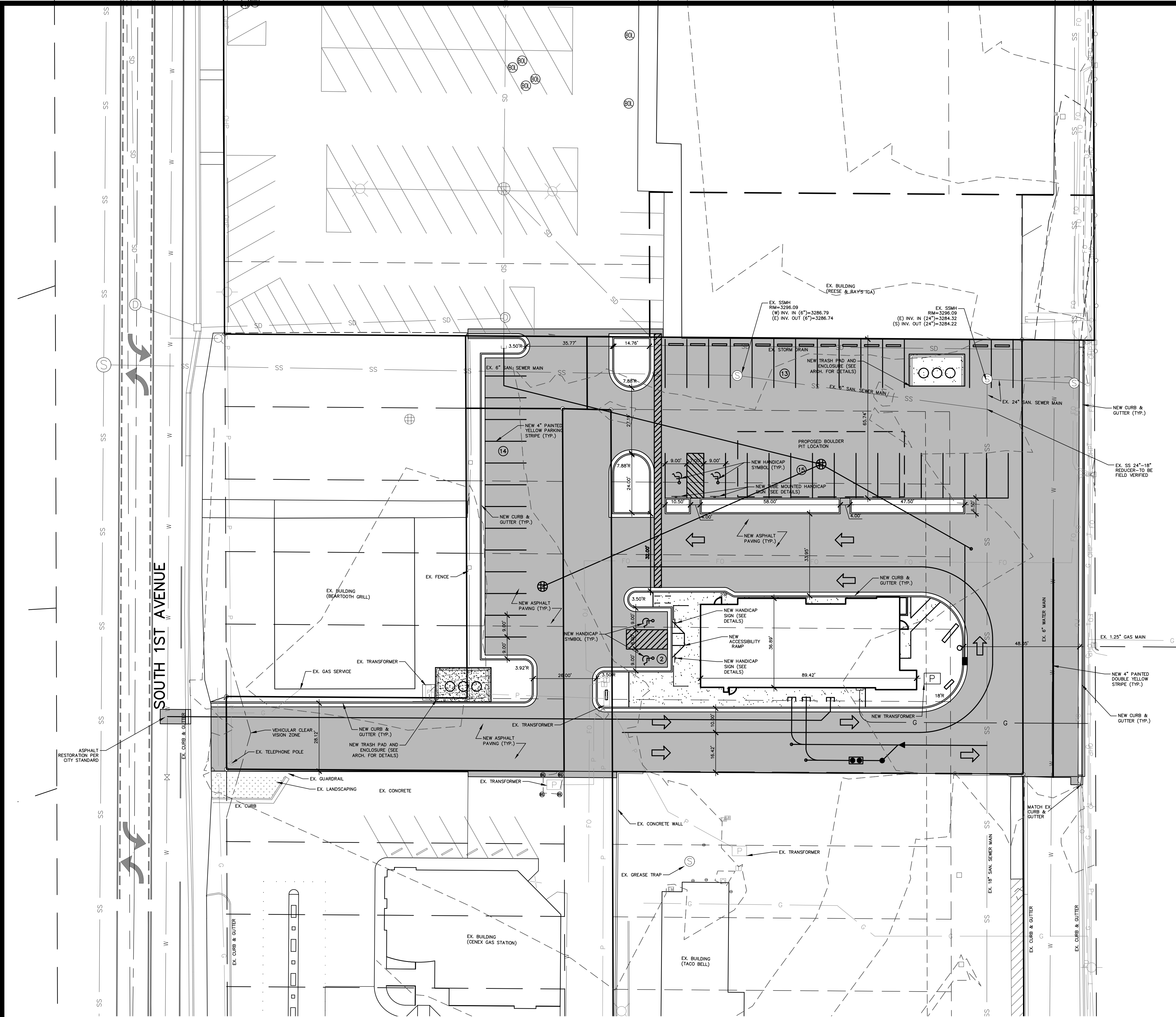


Laurel Trading Post - Concept Rendering
January 31, 2020

Item Attachment Documents:

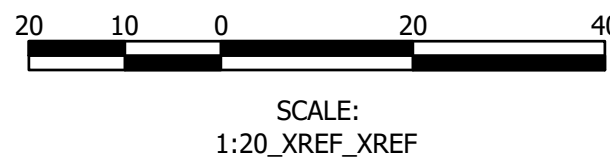
5. Review Building plans: Wendy's, S. 1st Avenue

2/11/2020, 5:48 PM, P:\14035_23\Jagman\S&B\EX-11-5 & 14-Wendys\SCADD_CADD\PRODUCTION_DWG\74035_23 SITE_PROD.dwg, Jwagman



LEGEND

- FOUND CORNER MONUMENT AS NOTED
- ⊗ WATER VALVE
- ⊙ SANITARY SEWER MANHOLE
- ⊕ STORM DRAIN MANHOLE
- ⊞ TELEPHONE PEDESTAL
- ⊞ FIBER OPTIC PEDESTAL
- ⊞ TRANSFORMER
- POWER POLE



NOTE:

-EXISTING UNDERGROUND INSTALLATIONS & PRIVATE UTILITIES SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF SUCH INFORMATION. SERVICE LINES (WATER, POWER, GAS, STORM, SEWER, TELEPHONE & TELEVISION) MAY NOT BE STRAIGHT LINES OR AS INDICATED ON THE PLANS. STATE LAW REQUIRES CONTRACTOR TO CALL ALL UTILITY COMPANIES BEFORE EXCAVATION FOR EXACT LOCATIONS.

-ALL IMPROVEMENTS SHALL BE PERFORMED IN ACCORDANCE WITH MONTANA PUBLIC WORKS STANDARD SPECIFICATIONS 6TH EDITION, APRIL, 2010, AND THE CITY OF LAUREL STANDARDS.

-UNLESS OTHERWISE SPECIFIED, ALL CONSTRUCTION LAYOUT AND STAKING SHALL BE PERFORMED UNDER THE RESPONSIBLE CHARGE OF A LAND SURVEYOR LICENSED IN THE STATE WHERE IS PROJECT IS LOCATED AND BY A PARTY CHIEF OR ENGINEERING TECHNICIAN EXPERIENCED IN CONSTRUCTION LAYOUT AND STAKING TECHNIQUES AS ARE REQUIRED BY THE SPECIFIC TYPE OF WORK BEING PERFORMED.

PRELIMINARY - FOR REVIEW



PROJECT TYPE: NEW
SMART 65 - NARROW



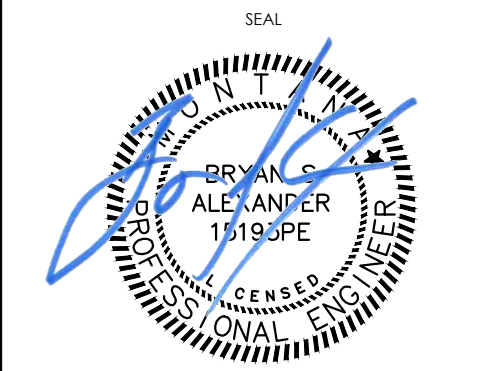
REV.	DATE	DESCRIPTION
1	04-18-2018	FALL RELEASE 2018
2	01-11-2020	PERMIT SET

ISSUE DATE: 12/19/2018

PROJECT NUMBER: -1845

DRAWN BY:

CHECKED BY:

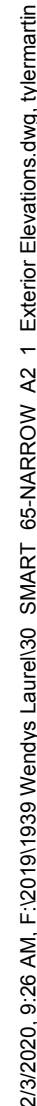


SHEET NAME

SITE PLAN

SHEET NUMBER

C2.0



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Wendy's.
LAUREL, MT

SHEET NUMBER

A2.1

Item Attachment Documents:

6. Discussion: Growth Management Policy Chapter 6 - Land Use

CHAPTER 6: Land Use

Overview

Laurel is in South Central Montana, 16 miles West of Billings, the largest city in Montana. Laurel is located along major transportation routes including Interstate I-90, Route 212, and Old Route 10. Laurel is located 223 miles east of the state capital of Helena, 70 miles from the northeast entrance of Yellowstone National Park, 80 miles from the Little Big Horn Battlefield National Monument, and 137 miles to the city of Bozeman.

Laurel is located on the western boundary of Yellowstone County. The area has seen major development with the continued growth of the City of Billings, but the surrounding region remains sparsely populated and remains largely prairie, rangeland, and farmland.

Trends

The City of Laurel has developed slowly over the past few decades. Development has focused itself north and west of the city. There are still many vacant and

Existing Land Uses

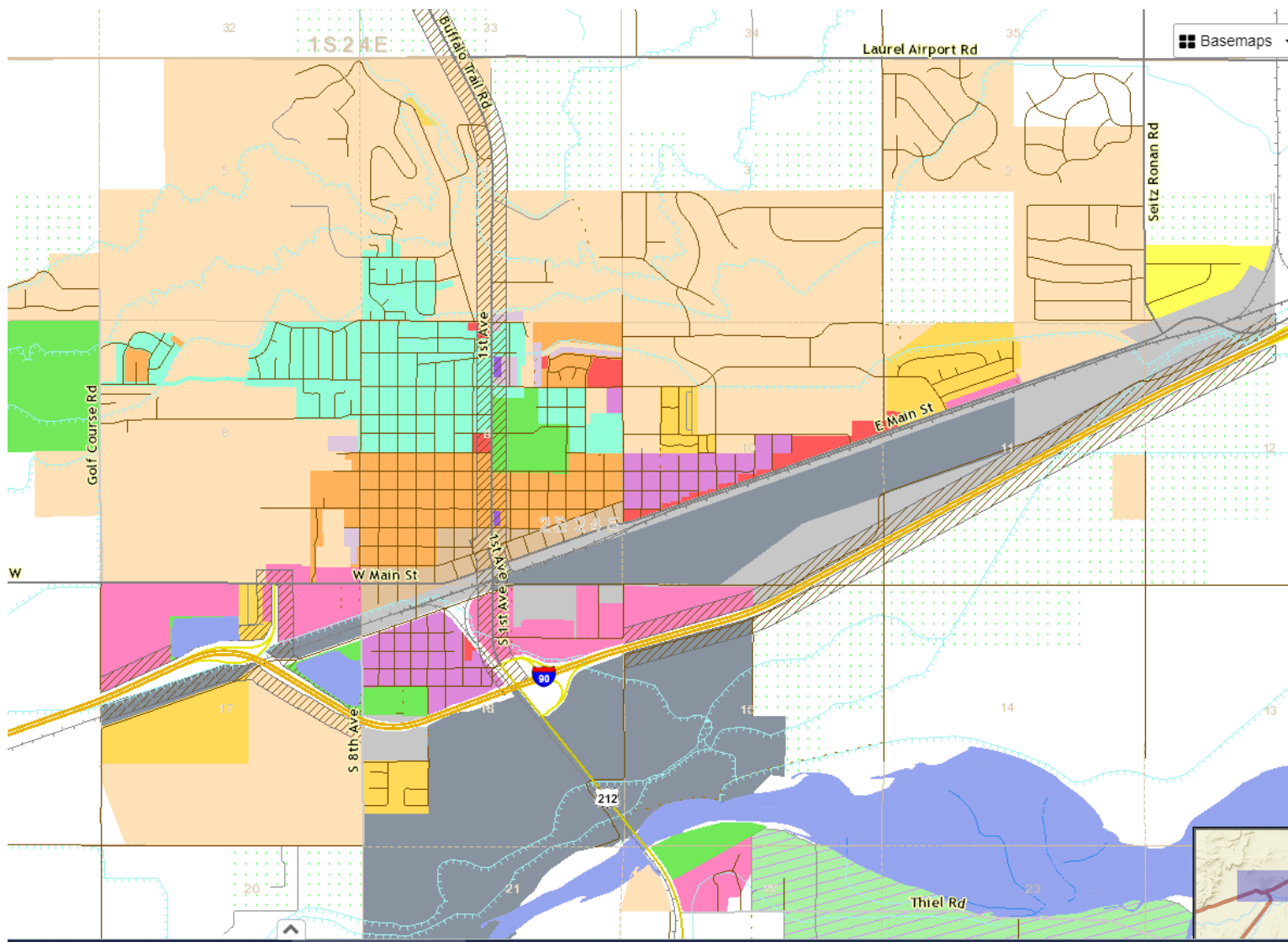
The City of Laurel has a variety of established zoning districts. These districts cover a wide range of uses and purposes. The districts and their official definitions can be found below.

- Agricultural-open space (AO) zone - The agricultural-open space zone is intended to preserve land for agricultural and related use. Land within this zone is usually unsubdivided and with a minimum of roads, streets, and other utilities. It may be cultivated acreage or land less suitable for cultivation, yet suitable for various agricultural enterprises using the broadest scope of the agricultural definition. Land within this zone may be located adjacent to highways and arterial streets. The AO zone is further intended to discourage the scattered intrusion of uses not compatible with an agricultural rural environment.
- Suburban residential (SR) zone - This zone is limited to single-family residential tracts on a minimum of five acres of land and on which agricultural uses may be conducted with the exception that animal units shall not exceed ten per five acres.
- Residential tracts (RT) zone - This residential zone is designed for single-family residential homes on a minimum of one acre of land. Livestock is limited to two livestock units per acre with additional units allowed per additional half-acre increments in conformance with Section 17.08.651 of this code. No livestock is allowed in the city limits, and all livestock must be removed when annexation occurs.
- Residential estates-22,000 (RE-22,000) zone - This zone is intended to provide of low-density, single-family, residential development in areas near or adjacent to the city that are served by either central water or sewer systems.
- Residential-7500 (R-7500) zone - The residential-7500 zone is intended to provide an area for medium, urban-density, single-family, residential environment on lots that are served by a public sewer and sewer system.

- Residential-6000 (R-6000) zone - The residential-6000 zone is intended to promote an area for a high, urban-density, duplex residential environment on lots that are usually served by a public water and sewer system.
- Residential light multifamily (RLMF) zone - The residential light multifamily zone is intended to provide a suitable residential environment for medium density (up to a fourplex) residential dwellings. The area is usually served by a public water and sewer system.
- Residential multifamily (RMF) zone - The residential multifamily zone is intended to provide a suitable residential environment for medium to high density residential dwellings; and to establish, where possible, a buffer between residential and commercial zones.
- Residential manufactured home (RMH) zone - The residential manufactured home zone is intended to provide a suitable residential environment for individual manufactured homes, manufactured home parks, and competitive accessory uses.
- Planned unit development (PUD) zone - The planned unit development zone is intended to provide a district in which the use of the land is for the development of residential and commercial purposes, as an integrated unit.
- Residential professional (RP) zone - The residential professional zone is intended to permit professional and semiprofessional uses compatible with surrounding residential development.
- Neighborhood commercial (NC) zone - The neighborhood commercial zone is intended to accommodate shopping facilities consisting of convenience retail and personal service establishments which secure their principal trade by supplying the daily needs of the population residing within a one-half mile radius of such neighborhood facilities. The location and quantity of land within the NC zone should be a business island not more than four acres in size and that no business frontage should extend more than six hundred feet along any street.
- Central business district (CBD) classification - The central business district classification is intended to primarily accommodate stores, hotels, governmental and cultural centers and service establishments at the central focal point of the city's transportation system.
- Community commercial (CC) classification - The community commercial classification 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. Facilities within the classification will generally serve an area within a one and one-half mile radius, and is commensurate with the purchasing power and needs of the present and potential population within the trade area. It is intended that these business facilities be provided in business corridors or islands rather than a strip development along arterials.
- Highway commercial (HC) district - The purpose of the highway commercial district is to provide areas for commercial and service enterprises which are intended primarily to serve the needs of the tourist, traveler, recreationist, or the general traveling public. Areas designated as highway commercial should be located in the vicinity of, and accessible from freeway interchanges, intersections in limited access highways, or adjacent to primary or secondary highways. The

manner in which the services and commercial activities are offered should be carefully planned in order to minimize the hazard to the safety of the surrounding community and those who use such services; and to prevent long strips of commercially zoned property.

- Light industrial (LI) classification - A light industrial classification is intended primarily to accommodate a variety of business warehouse and light industrial uses related to wholesale plus other business and light industries not compatible with other commercial zones, but which need not be restricted in industrial or general commercial zones, and to provide locations directly accessible to arterial and other transportation systems where they can conveniently serve the business and industrial center of the city and surrounding area.
- Heavy industrial (HI) district - A district intended to accommodate manufacturing, processing, fabrication, and assembly of materials and products. Areas designated as heavy industry should have access to two or more major transportation routes, and such sites should have adjacent space for parking and loading facilities.
- Airport (AP) zone - The airport zone is designated to preserve existing and establish new compatible land uses around the Laurel airport.
- Floodplain (FP) zone - The floodplain zone is designed to restrict the types of uses allowed within the areas designated as the floodplain and floodways as officially adopted by the Montana Board of Natural Resources and Conservation, Helena, Montana.
- Public (P) zone - The public zone is intended to reserve land exclusively for public and semipublic uses in order to preserve and provide adequate land for a variety of community facilities which serve the public health, safety and general welfare.



Laurel Area Existing Land Use Zoning, 2020

Residential and Rural Residential

Laurel's many residential districts provide a variety of densities, volumes, and types of housing. Laurel is a joint city and county planning board and as such has regulations which accommodate these two different modes of living. The older areas of the city such as the south side and neighborhoods adjacent to downtown have higher density zoning as is appropriate for those originally platted parcels and smaller scale residential buildings. Newer developments and additions to the city generally have lower density zoning than the original Laurel townsite that is more suburban in nature. It is important to provide a mix of residential styles and types to provide residents and prospective residents a choice of housing.

Commercial

Laurel is a full-service community with a supermarket, Walmart, gas stations, bars, and restaurants accessible to local residents and visitors. There is a variety of different commercial areas in the city. The traditional central business district remains heavily commercial, with some buildings containing apartments on the upper floors. The area adjacent to Interstate-90 that is accessibly from 1st Avenue South by East Railroad Street and SE 4th Street contains many commercial and industrial properties that service both Laurel residents and highway travelers. The parcels along Old Rt. 10 contain a mix of zoning including highway-focused commercial properties. Many properties located along East Main Street are zoned Community Commercial and contain a variety of establishments.

Public

City of Laurel maintains a full array of public facilities to serve the residents, businesses, and institutions that operate within the city limits. The City maintains a fully staffed city hall, public library, public works shops, a water treatment plant, and a sewer treatment plant. The Laurel School district maintains the Laurel High School and Middle school along with the Graff Elementary School, South Elementary School, and West Elementary School.

Parks

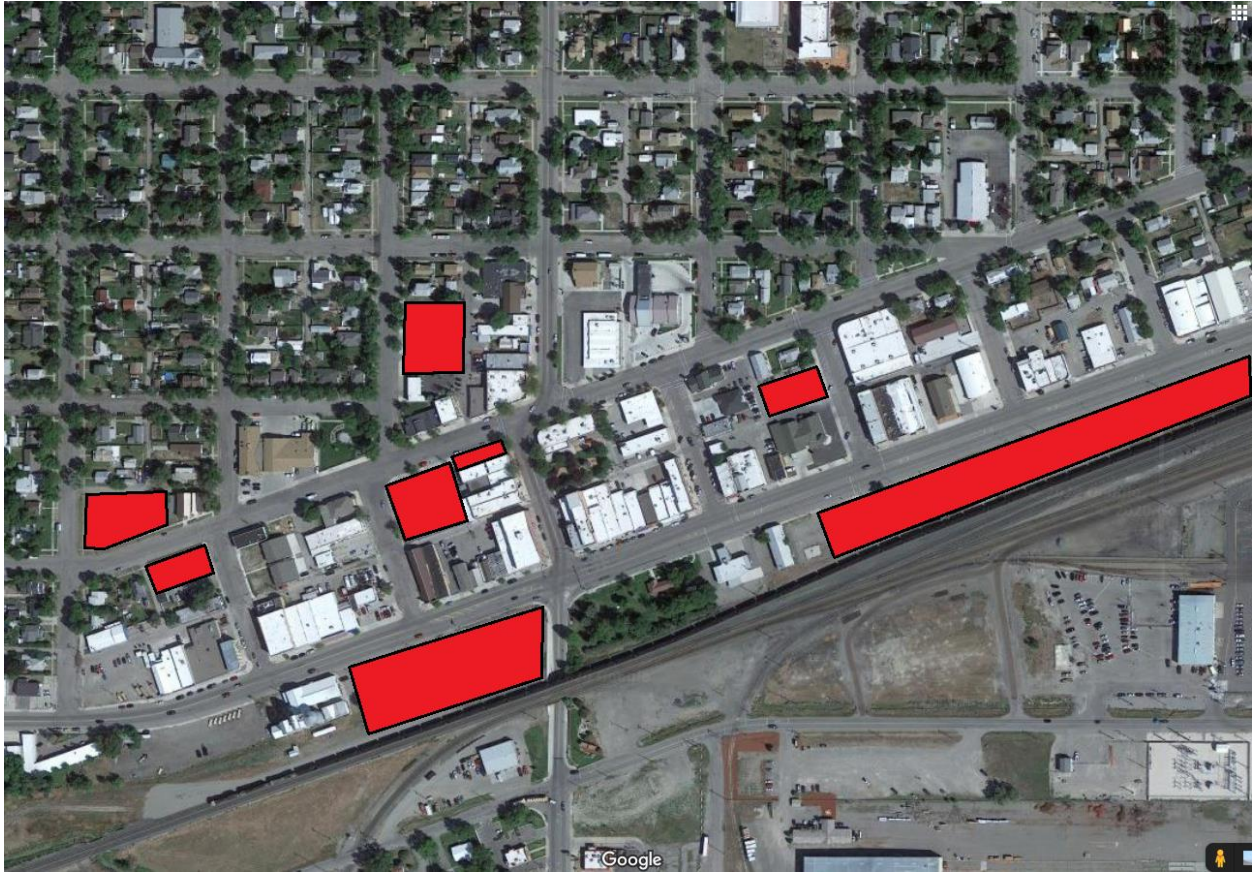
Laurel is home to many parks of all shapes and sizes. The most important of these parks are Thompson Park and Riverside Park. Thompson Park is in the center of the city and has many athletic fields, the public pool, and public facilities. Riverside Park is a historic park that has been used by residents and travelers to the area since before the City of Laurel officially existed. Throughout Laurel's history this park has been used by many private, civic, and government groups. There are also many other smaller parks established as land has been annexed into the city and further developed.

Industrial

There is a large amount of industrial property in and around the city of Laurel. The city of Laurel was originally built around the commercial rail yard that is currently operated by Montana Rail Link. This is the largest switching yard between Minneapolis and Seattle. The other major industrial property is the large refinery complex owned and operated by CHS Inc. The other major industrial property in and around the city is the Fox Lumber operation that is located along East Railroad Street.

Vacant Land

There are several unused and underused parcels in the downtown area which could be used for improving the city's core.



There are many unused and underutilized

Urban Renewal

The City of Laurel established a Tax Increment Finance District in 2007 that encompasses the traditional downtown area along with the SE 4th Street commercial area. This TIF District has provided financing for infrastructure projects and grant funding to local property owners and residents for façade, structural, technical assistance, and signage improvements within the district. The grant program is managed by the volunteer board that makes up the laurel Urban Renewal Agency.

Item Attachment Documents:

8. Growth Management Policy 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	