



**AGENDA
CITY OF LAUREL
CITY COUNCIL WORKSHOP
TUESDAY, MARCH 02, 2021
6:30 PM
COUNCIL CHAMBERS**

Public Input: *Citizens may address the Council regarding any item of City business that is not on tonight's agenda. The duration for an individual speaking under Public Input is limited to three minutes. While all comments are welcome, the Council will not take action on any item not on the agenda. If a citizen would like to speak or comment regarding an item that is on tonight's agenda, we ask that you wait until the agenda item is presented to the Council by the Mayor and the public is asked to comment by the Mayor. Once again, each speaker is limited to three minutes.*

Be advised, if a discussion item has an upcoming public hearing, we would request members of the public to reserve your comments until the public hearing. At the public hearing, the City Council will establish an official record that will include all of your comments, testimony and written evidence. The City Council will base its decision on the record created during the public hearing. Any comments provided tonight will not be included in the record or considered by the City Council.

General Items

Executive Review

1. Resolution - A Resolution Declaring Certain City Property "Surplus" Available For Sale Or Trade To The Public Or Other Governmental Entities Or Vendors.
2. Resolution - A Resolution Granting A Variance To The Minimum Lot Size Requirement For Property Located Within The City Of Laurel's Community Commercial Zoning District For Property Located At 503 Fir Avenue/1313 E. Main Street, Within The City Of Laurel.- PH 3.9.2021
3. Resolution - A Resolution Approving Zone Changes For Block 7, Lots 3-11 Iron Horse Station Subdivision, Phase II, An Addition To The City Of Laurel.- PH 3.9.2021
4. Resolution - A Resolution Of The City Council Approving A Task Order For KLJ Engineering Inc. To Authorize Work On The Water Storage Tank Roof Recoat Project For The City Of Laurel.

Council Issues

5. Discussion of any funding mechanisms that may expire for Fire, Police, and Ambulance Departments.
6. Ambulance Mill Levy Discussion

Other Items

Review of Draft Council Agendas

7. Review of draft Council agenda for March 9, 2021.

Attendance at Upcoming Council Meeting

Announcements

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

DATES TO REMEMBER

File Attachments for Item:

1. Resolution - A Resolution Declaring Certain City Property “Surplus” Available For Sale Or Trade To The Public Or Other Governmental Entities Or Vendors.

RESOLUTION NO. R21-__

**A RESOLUTION DECLARING CERTAIN CITY PROPERTY “SURPLUS”
AVAILABLE FOR SALE OR TRADE TO THE PUBLIC OR OTHER
GOVERNMENTAL ENTITIES OR VENDORS.**

WHEREAS, the City of Laurel has inventoried equipment and other items that are no longer of use to the city; and

WHEREAS, in accordance with MCA §7-8-420(1), the council has the authority to sell or otherwise dispose of the property by declaring them surplus; and

WHEREAS, these surplus items shall be offered to the public for sale or utilized by the city for purposes of trade or sale to obtain new equipment or property for use by the city.

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

1. That the city council declares the property included on the attached Memorandum “surplus property” pursuant to Montana law; and

2. The Mayor and City Staff are authorized to dispose of the surplus property through public sale or trade with any governmental entity or group in order to obtain new property for city use.

Introduced at a regular meeting of the City Council on _____, 2021, by Council Member _____.

PASSED and APPROVED by the City Council of the City of Laurel this ____th day of _____, 2021.

APPROVED by the Mayor this ____th day of _____, 2021.

CITY OF LAUREL

Thomas C. Nelson, Mayor

ATTEST:

Bethany Langve, Clerk-Treasurer

Approved as to form:

Sam S. Painter, Civil City Attorney



**CITY OF LAUREL
MONTANA**
EMERGENCY MEDICAL SERVICES
215 W 1ST ST
LAUREL, MONTANA – 59044
OFFICE: (406) 628 – 1611 | DISPATCH: (406) 628 - 8737



Mayor and City Council,

Since receiving the new Power Loader and Power Cots for both ambulances, our old cots are no longer usable. In the event a cot in the ambulance breaks, we are unable to use these as a back up because they are different systems and not compatible.

I would like to try to find a service that would be interested in purchasing our old cots, or if possible, trading them for other equipment that we need.

The two cots that that we would like to dispose of are:

- Ferno iNX Intelligent Transport Loading System (175) with battery and chargers

- Item # 0015802

- Ferno power X1 cot, with a battery

- Serial #18F003950

Please let me know if I can provide any other information or answer any questions.

Thank you,

Lyndy Gurchiek, NRP, Director
Laurel EMS
215 W 1st Street
Laurel, MT 591044
lgurchiek@laurel.mt.gov
406-860-8233

File Attachments for Item:

2. Resolution - A Resolution Granting A Variance To The Minimum Lot Size Requirement For Property Located Within The City Of Laurel's Community Commercial Zoning District For Property Located At 503 Fir Avenue/1313 E. Main Street, Within The City Of Laurel.- PH 3.9.2021

RESOLUTION NO. R21-___

A RESOLUTION GRANTING A VARIANCE TO THE MINIMUM LOT SIZE REQUIREMENT FOR PROPERTY LOCATED WITHIN THE CITY OF LAUREL'S COMMUNITY COMMERCIAL ZONING DISTRICT FOR PROPERTY LOCATED AT 503 FIR AVENUE/1313 E. MAIN STREET, WITHIN THE CITY OF LAUREL.

WHEREAS, the current owner of property located at 503 Fir Avenue/1313 E. Main Street, Laurel, Montana, seeks a variance from the 6000 square feet minimum lot size requirement for single family homes located within the Community Commercial Zoning District as provided in the Laurel Municipal Code ("LMC") 17.16.020; and

WHEREAS, the property owner has two single family homes constructed on one lot that is 10,593 square feet in size, who desires to split the lot into two separate lots in order to rehabilitate and sell one of the homes currently utilized as a rental home; and

WHEREAS, the property owner's current lot cannot be split into two separate lots due to the size requirement contained in the City's Zoning Ordinance and as a consequence, the property owner must first obtain a variance from the City Council prior to splitting his one lot into two separate lots; and

WHEREAS, the Laurel City-County Planning Board acting as the City's Zoning Commission held a public hearing on the variance application on February 17, 2021 at 5:35 pm. The Zoning Commission received two public comments submitted in writing in opposition to the request, and no comments in support of the requested variance other than the son of the applicant; and

WHEREAS, the Zoning Commission's record and decision is contained in the City-County Planning Board meeting minutes which are incorporated as part of this resolution as well as all documents submitted into the record by the applicant and City's Planning Director; and

WHEREAS, the Zoning Commission considered all of the documentary evidence in the record, City Staff recommendation, and the public comments presented at the public hearing, and recommends the City Council approve the requested variance subject to the conditions recommended by the City Staff; and

WHEREAS, the City Council held a public hearing concerning this matter on March 9, 2021.

WHEREAS, based on the evidence contained in the record, including the Zoning Commission's File, the City Council of the City of Laurel hereby finds it is in the best interests of the residents of the City of Laurel to allow and approve the requested variance since:

1. granting the variance in this case relates only to a special condition that is specific to the applicant;
2. the current hardship was not created by the applicant;
3. the variance requested appears to be within the spirit, intent and purpose of the zoning regulations; and
4. granting the variance will not injure or result in an injustice to others.

NOW THEREFORE, BE IT RESOLVED that the property owner's variance request is hereby approved for the property located at 503 Fir Avenue/1313 E. Main Street, Laurel, Montana, as requested and described in the application and the City Council Record; and

R21-___ Variance Lot Size Property 503 Fir Avenue and 1313 Main Street

BE IT FURTHER RESOLVED, the approval is subject to the following conditions:

1. Division of the lots of 503 Fir Ave and 1313 E. Main Street will be filed within six (6) months of variance approval.
2. Lots shall be maintained in good condition.
3. All applicable permits and approvals for construction, driveway accesses, and other ingress and egress points shall be applied for.
4. No residential or commercial uses shall take place on the subject properties that are in violation of Chapter 17 of the Laurel Municipal Code.
5. No commercial kennel or other pet-related enterprise shall be established on the parcel.

Introduced at a regular meeting of the City Council on March ___, 2021 by Council Member

_____.

PASSED and APPROVED by the City Council of the City of Laurel, Montana this ___ day of _____, 2021.

APPROVED BY THE MAYOR this ____ day of March, 2021.

CITY OF LAUREL

Thomas C Nelson, Mayor

ATTEST:

Bethany Langve, Clerk/Treasurer

APPROVED AS TO FORM:

Sam S. Painter, Civil City Attorney



**MINUTES
CITY OF LAUREL
CITY/COUNTY PLANNING BOARD
WEDNESDAY, FEBRUARY 17, 2021
5:35 PM
CITY COUNCIL CHAMBERS**

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

1. Roll Call

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

Evan Bruce
Roger Giese
Jon Klasna
Gavin Williams
Dan Koch
Judy Goldsby

General Items

2. Approve Meeting Minutes: January 20, 2021

Dan Motioned to approve the minutes from January 20, 2021
Evan Seconded.
Motion Carried.

3. Public Hearing: Variance Request for 503 Fir Ave

Nick provided the staff report and findings for the Variance request for 503 Fir Ave/1313 E. Main Street.

The Chair called for Proponents.

Zene Johnson – 1908 9th Street West, Billings, 59102. Sister of former owner (passed). Patti (prior owner) previously had wanted to split the lot and spoke with the Planning Department about this item years ago. Brian, Patti's son who inherited the property and his wife have two special needs children. Brian has to spend a lot of time with the children would like to split the lot because he does not want to be a landlord and manage a rental property. The parcel would then be put into the hands of someone able to take care of it. This would allow an owner who is somebody who could appreciate it.

Judy: The owner lives at the 1313 E. Main house?

- Yes he does.

The Chair called for Proponents.
The Chair called for Proponents.

The Chair Called for Opponents.

The Planning Director provided emails from two nearby property owners who object to the variance due to worries about a commercial dog kennel being established on the new lot. The Planning Director explained that these concerns are valid but any commercial kennel would need to go through the Special Review process at Planning Board and Council and would face questioning on its impacts to the neighborhood.

The Chair Called for Opponents.

The Chair Called for Opponents.

Mike, the son of applicant Zene Johnson owns the dogs in question. He plans to move the dogs off premises once the variance request is approved. They have gone through permitting the dogs at the 503 Fir Ave house for now. Mike and his wife are temporarily living at the 503 Fir Ave home in order to remodel the house. Will move out once the variance takes place and the house is rehabilitated. Mike and his wife and dogs will be moving out ASAP.

Evan: Parking for both residences?

There is a garage attached to the 1313 E. Main St. home. Curb cut exists for 503 Fir Ave.

Dan: Would the second lot be buildable?

It already has an existing home that is being renovated.

Judy provided background as to the 503 Fir Ave house that was previously used as a glass shop.

Gavin Motioned to approve the variance with the conditions presented by the Planning Director and additional motion noted on the attached staff report.

Dan Seconded.

Motion Carried.

The Chair closed the Public Hearing.

4. Public Hearing: Zone Change Request for Lots within the Iron Horse Station Subdivision

Nick provided the summary of the situation for Planning Board. Nick provided answers to questions about access and density changes, details about the change.

Jon: What will the parking situation be like?

Most likely will be on-lot, similar to the duplexes.

Members discussed access needs for the abandonment of Short Line Drive. Discussion of the adjacent right of way.

The Chair called for Proponents.

The Chair called for Proponents.

The Chair called for Proponents.

The Chair called for Opponents.

Wilton Olson. Concerned about the density of the new houses as well as the closed nature of the agreement between the developer. Questioned the Planning Director's statement of agreeing with more density within the subdivision and that area of the city.

The Chair called for Opponents.
The Chair called for Opponents.

Gavin motioned to approve the Zone Change for Iron Horse Station Subdivision as presented.
Jon Seconded.
Motion Carried.

New Business

5. Sign Review: Sunlight Properties

Members reviewed the design for the Sunlight Properties sign. Nick provided a color image version of the black and white image provided in the packet.

Gavin motioned to approve the Sunlight Properties sign as designed and presented.
Evan Seconded.
Motion Carried.

Old Business

Other Items

6. Ongoing Projects

Nick provided some details on ongoing projects within Laurel and its Planning and Zoning jurisdiction.

- Cherry Hills 3rd Filing
- Goldberg Sporting Estates
- Dyer PUD – 8th Street
- 8th Avenue
- Burger King Lot
- Zoning Code Update
- Zoning Jurisdiction Expansion

Evan suggested that a new zoning code update include language banning certain refrigerants in new construction.

Dan Wells – Regal Community Park?
No updates on the situation yet.
Nick will follow-up with Dan Wells

Announcements

7. Adjourn Meeting

The Chair adjourned the Meeting at 6:43PM.

8. Next Meeting: March 17, 2021

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DATES TO REMEMBER



LAUREL CITY-COUNTY PLANNING DEPARTMENT

STAFF REPORT

TO: Laurel City-County Planning Board
FROM: Nicholas Altonaga, Planning Director
RE: Johnson Variance Request for 503 Fir Ave
DATE: February 12, 2021

DESCRIPTION OF REQUEST

A variance to the Laurel Municipal Code was requested by Zene Johnson on behalf of Brian Johnson for 503 Fir Avenue/ 1313 E. Main Street. The variance application form and justification letter were submitted on January 22, 2021. The variance requested pertains to the minimum lot size requirement for a single dwelling unit on an individual lot. 503 Fir Avenue/ 1313 E. Main Street contains two detached single-family dwellings. The Applicant would like to split the lot and sell one of the parcels, due to a lack of time and ability to maintain the second unit as a rental.

The property is located within the Community Commercial (CC) zoning district. Single and two-family residences in the Community Commercial district follow the requirements of the Residential Limited Multi-Family district. A variance is required because the lots would not conform to the requirements of RLMF zoning. The district requires a minimum of 6,000sqft for a single dwelling unit. The lot is currently 10,593sqft, which is not enough area to accommodate two legal lots.

Owner: Brian R. Johnson
Legal Description: NUTTING SUBD, S10, T02 S, R24 E, BLOCK 14, Lot 10 - 12, LESS 198' FOR TURN LANE (07)
Address: 503 Fir Ave/1313 E. Main Street
Parcel Size: 10,593 sqft
Existing Land Use: Two Single Family Dwellings
Proposed Land Use: Two Single Family Dwellings (separation of parcels)
Existing Zoning: Community Commercial

BACKGROUND AND PROCEDURAL HISTORY

- The Planning Director met with the Applicant in the Summer and Autumn of 2020 to discuss the situation and available options.
- Variance Application submitted on January 22, 2021.
- A Public Hearing is scheduled at the February 17, 2021 Planning Board meeting to receive public comment and vote on recommendations to be provided to City Council.
- A Public Hearing is scheduled at the City Council meeting on March 9, 2021 to receive public comment and approve, approve with conditions, or deny the variance requests.

STAFF FINDINGS

The Applicant is requesting a variance to Table LMC 17.16.020 which presents the zoning requirements for Residential districts. The RLMF zoning jurisdiction (which the CC district uses as the requirements for one and two-family dwellings) requires a minimum of 6,000sqft for a single dwelling unit. The Applicant seeks to split the property, creating two lots each with a single-family home.

- ❖ The Applicant has provided a justification letter regarding the Variance request.
- ❖ Parcel contains two single-family dwellings on a 10,593sqft lot.
- ❖ The current owner would like to split the lots and sell 503 Fir Avenue to someone who can provide proper attention and care to the property.
- ❖ The current owner of the parcel does not have the time and ability to maintain both dwelling units due to family obligations.
- ❖ Dividing the lot would create two lots that are approximately 5,296sqft in size.
- ❖ This lot size is roughly equivalent to many lots in the neighboring area.
- ❖ The property deeded approximately 200sqft of the lot to the Montana Department of Transportation in 2006 for additional right-of-way.
- ❖ The public noticing requirements have been met.

PLANNING BOARD AND GOVERNING BODY REVIEW CRITERIA

The City-County Planning Board shall act as a zoning commission in order to recommend the boundaries of the various districts and appropriate regulations to be enforced.

- 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.

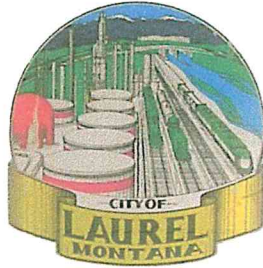
RECOMMENDATIONS

The Planning Director recommends that the Planning Board approve the variance request. The Planning Director has prepared drafted conditions of approval which are presented below.

1. Division of the lots of 503 Fir Ave and 1313 E. Main Street will be filed within six (6) months of variance approval.
2. Lots shall be maintained in good condition.
3. All applicable permits and approvals for construction, driveway accesses, and other ingress and egress points shall be applied for.
4. No residential or commercial uses shall take place on the subject properties that are in violation of Chapter 17 of the Laurel Municipal Code.
5. No commercial kennel or other pet-related enterprise shall be established on the parcel.

ATTACHMENTS

1. Variance Application
2. Justification Letter
3. Concept Plan for lot division
4. Overhead map with 300ft buffer
5. List of adjacent property owners
6. Public hearing notice
7. Bargain and Sale Deed (MDT)
8. LMC 17.16 – Residential Districts
9. LMC 17.20 – Commercial – Industrial Use Regulations



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: BRIAN JOHNSON
2. Name of Applicant if different from above: ZENE JOHNSON
3. Phone number of Applicant: 406-591-4774
4. Street address and general location: 503 FIR & 1317 E MAIN
5. Legal description of the property: NUTTING SUBD BLOCK 14 LOT 10
6. Current Zoning: COMMUNITY COMMERCIAL
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: Zene Johnson

Date of Submittal: 1-15-21

January 15, 2021

TO: City-County Planning

RE: Laurel Municipal Code Chapter 17.60.020

503 Fir – 1313 E. Main- Block 14, Lot 10, Nutting Subd.

I am asking that a variance be granted for this property. My mother Patty Johnson, who was well known in Laurel having lived there for more than 30 years, died May 12, 2020. I subsequently inherited the property, which consists of two houses and a couple of storage sheds. My family now lives in the house at 1313 E. Main. It had been extensively remodeled after a fire 6 or 7 years ago and a car crashing into it 3 or 4 years ago. Therefore, it is a better fit for me, my wife and 3 small children.

The house at 503 Fir has been used as a rental for many years and having a rental is something neither my wife nor I want or have time for. We have two special needs children and would like to split the property and sell the 503 Fir house to people who can devote time, attention and love to it.

Because the lot is 10,953 sq ft, it would make the lots slightly under the regular 6,000 sq. ft. lots consistent with the area. However, there are several lots in the area smaller so this should be hopefully an acceptable variance. It would certainly make our lives a lot easier.

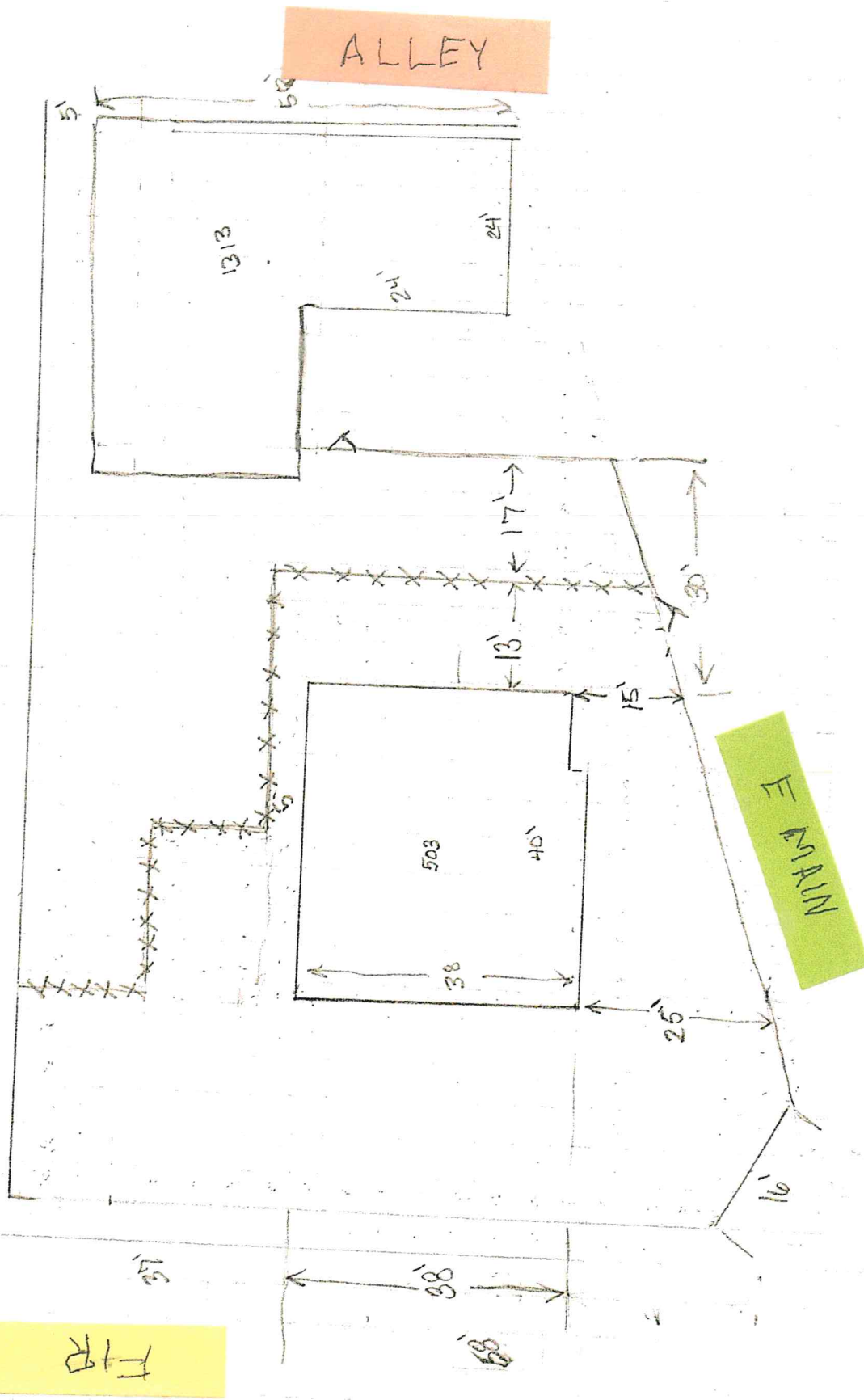
That being the case, we respectfully request that you recommend this variance to the Laurel City Council.

Thank you.

Brian Johnson



Approximate



Yellowstone County
Mapping sites

[Help](#)
[GIS web page](#)
[Cemetery gravesite lookup](#)

☐ Fire
☐ Emergency
☒ Cemetery
☐ Imagery

Select A Layer:

Buffer: 300 Feet

Display Buffer Only: ☐

Select Features By:

☐ ☐ ☐ ☐ ☐ ☐ ☐

Add To Existing Results: ☒

Basemaps

1:2,257 y:45,675 x:108,752

18

MONTANA RAIL LINK
D13144C
PO BOX 16624
MISSOULA, MT 59808-6624

THIEL, LARRY V TRUSTEE
B00855
1328 RIDGE DR
LAUREL, MT 59044-1816

HINES, MICHAEL J
B00854
504 FIR AVE
LAUREL, MT 59044

ROMEE, MICHAEL P & JUDY ANN
B00853
619 E 5TH ST
LAUREL, MT 59044-2710

ATKINSON, RITA R
B00852
510 FIR AVE
LAUREL, MT 59044

BUREAU, RONALD W & DARLA J
B00851
518 FIR AVE
LAUREL, MT 59044

FRANK, TANCY
B00850
8522 DANFORD RD
LAUREL, MT 59044-8317

SMITH, BRAD M
B00849
524 FIR AVE
LAUREL, MT 59044

MEISNER, GLEN ALAN
B00862
523 ELM AVE
LAUREL, MT 59044

MONTANA RAIL LINK
D13144C
PO BOX 16624
MISSOULA, MT 59808-6624

THIEL, LARRY V TRUSTEE
B00855
1328 RIDGE DR
LAUREL, MT 59044-1816

HINES, MICHAEL J
B00854
504 FIR AVE
LAUREL, MT 59044

ROMEE, MICHAEL P & JUDY ANN
B00853
619 E 5TH ST
LAUREL, MT 59044-2710

ATKINSON, RITA R
B00852
510 FIR AVE
LAUREL, MT 59044

BUREAU, RONALD W & DARLA J
B00851
518 FIR AVE
LAUREL, MT 59044

FRANK, TANCY
B00850
8522 DANFORD RD
LAUREL, MT 59044-8317

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LAUREL, MT 59044

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LAUREL, MT 59044

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PO BOX 16624
MISSOULA, MT 59808-6624

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LAUREL, MT 59044-1816

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LAUREL, MT 59044-8317

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LAUREL, MT 59044

MEISNER, GLEN ALAN
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523 ELM AVE
LAUREL, MT 59044

GIERKE, GUY W
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519 ELM AVE
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GIERKE, GUY W
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GIERKE, GUY W
B00861
519 ELM AVE
LAUREL, MT 59044

YODER, JOHN ARLEN
B00860
513 ELM AVE
LAUREL, MT 59044

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YODER, JOHN ARLEN
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FOSTER, JEREMY
B00859
509 ELM AVE
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FOSTER, JEREMY
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509 ELM AVE
LAUREL, MT 59044

STEINMASEL, TERRY A & TRACY
B00858 B00857
519 W 11TH ST
LAUREL, MT 59044

STEINMASEL, TERRY A & TRACY
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519 W 11TH ST
LAUREL, MT 59044

STEINMASEL, TERRY A & TRACY
B00858 B00857
519 W 11TH ST
LAUREL, MT 59044

FIECHTNER, BRIAN K
B00856
4215 HILLCREST RD
BILLINGS, MT 59101

FIECHTNER, BRIAN K
B00856
4215 HILLCREST RD
BILLINGS, MT 59101

FIECHTNER, BRIAN K
B00856
4215 HILLCREST RD
BILLINGS, MT 59101

SUMMERS, DIANE MARIE & DELORES
SCHIED
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2202 WILLOWBROOK WAY
BILLINGS, MT 59102-2880

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SUMMERS, DIANE MARIE & DELORES
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2202 WILLOWBROOK WAY
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TINNES FAMILY TRUST
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7974 ROBIN RD
PARKER, CO 80138

TINNES FAMILY TRUST
B00864
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PARKER, CO 80138

TINNES FAMILY TRUST
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7974 ROBIN RD
PARKER, CO 80138

PAUL, JAMES J & RIKKI
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7263 FOLSOM RD
BILLINGS, MT 59106-2536

PAUL, JAMES J & RIKKI
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7263 FOLSOM RD
BILLINGS, MT 59106-2536

PAUL, JAMES J & RIKKI
B00863
7263 FOLSOM RD
BILLINGS, MT 59106-2536

GEORGE, MIKE R & STEPHANIE A
B00871
1304 E 6TH ST
LAUREL, MT 59044

GEORGE, MIKE R & STEPHANIE A
B00871
1304 E 6TH ST
LAUREL, MT 59044

GEORGE, MIKE R & STEPHANIE A
B00871
1304 E 6TH ST
LAUREL, MT 59044

HOLYCROSS, DAVID A & FLORENCE
B00870
801 E 4TH ST
LAUREL, MT 59044-2801

HOLYCROSS, DAVID A & FLORENCE
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801 E 4TH ST
LAUREL, MT 59044-2801

HOLYCROSS, DAVID A & FLORENCE
B00870
801 E 4TH ST
LAUREL, MT 59044-2801

THURMAN, MITCHELL R
B00869
515 FIR AVE
LAUREL, MT 59044

THURMAN, MITCHELL R
B00869
515 FIR AVE
LAUREL, MT 59044

THURMAN, MITCHELL R
B00869
515 FIR AVE
LAUREL, MT 59044

GORDON, VIRGINIA F
B00868
509 FIR AVE
LAUREL, MT 59044

GORDON, VIRGINIA F
B00868
509 FIR AVE
LAUREL, MT 59044

GORDON, VIRGINIA F
B00868
509 FIR AVE
LAUREL, MT 59044

JOHNSON, BRIAN RICHARD
B00867
503 FIR AVE
LAUREL, MT 59044

JOHNSON, BRIAN RICHARD
B00867
503 FIR AVE
LAUREL, MT 59044

JOHNSON, BRIAN RICHARD
B00867
503 FIR AVE
LAUREL, MT 59044

ARROYO SECO GROUP INC &
B00873
7308 EL NIDO
LA VERNE, CA 91750-1127

ARROYO SECO GROUP INC &
B00873
7308 EL NIDO
LA VERNE, CA 91750-1127

ARROYO SECO GROUP INC &
B00873
7308 EL NIDO
LA VERNE, CA 91750-1127

FRANCO, CAROL
B00874
1404 E 6TH ST
LAUREL, MT 59044

FRANCO, CAROL
B00874
1404 E 6TH ST
LAUREL, MT 59044

FRANCO, CAROL
B00874
1404 E 6TH ST
LAUREL, MT 59044

PROPIEDAD LLC
B00774
PO BOX 20853
BILLINGS, MT 59104-0853

PROPIEDAD LLC
B00774
PO BOX 20853
BILLINGS, MT 59104-0853

PROPIEDAD LLC
B00774
PO BOX 20853
BILLINGS, MT 59104-0853

RATCLIFF, RANDALL C & RANA
B00773 1003415
2807 LYNDAL LN
BILLINGS, MT 59102-1439

RATCLIFF, RANDALL C & RANA
B00773 1003415
2807 LYNDAL LN
BILLINGS, MT 59102-1439

RATCLIFF, RANDALL C & RANA
B00773 1003415
2807 LYNDAL LN
BILLINGS, MT 59102-1439

STOEBE, ROBIN RODNEY
1003055
4206 WATERFORD DR
BILLINGS, MT 59106-1723

STOEBE, ROBIN RODNEY
1003055
4206 WATERFORD DR
BILLINGS, MT 59106-1723

STOEBE, ROBIN RODNEY
1003055
4206 WATERFORD DR
BILLINGS, MT 59106-1723

PUBLIC HEARING NOTICE

The Laurel City-County Planning Board and Zoning Commission will conduct a public hearing on a variance application submitted by Zene Johnson regarding the property at 503 Fir Ave for lot coverage requirements. The Zoning Commission 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 17th, 2021.**

Additionally, the City Council has scheduled a public hearing for the consideration of the variance request. The City Council 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 9th, 2021.**

The applicant seeks to split the parcel at 503 Fir Avenue into two parcels. The lot is 10,953 square feet in size. This property is zoned Community Commercial (CC). The Community Commercial zoning district requires a minimum lot size of 6,000 square feet. The splitting of the lot into two parcels would create a nonconforming lot and is not allowable. The applicant requires a variance approval by the Laurel City Council to have a lot which conforms to Laurel City Code.

It is 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 a literal enforcement of the provisions of the ordinances or regulations will result in unnecessary hardship.

Public comment is encouraged and can be provided in person at the public hearings on February 17th and March 9th. Public comment can also be made via email to the Planning Director, or via letter to the Planning Department office at 115 West 1st Street Laurel, MT 59044. A copy of the variance application and supporting documentation is available for review upon request at the Planning Department office. Questions regarding this public hearing may be directed to the Planning Director at 628.4796 ext. 5302, or via email at cityplanner@laurel.mt.gov.



B-80865

ROW\Forms\Pln\521

Revised 9/29/06

**State of Montana
Department of Transportation**

Right-of-Way Bureau
2701 Prospect Avenue
PO Box 201001
Helena, MT 59620-1001

Project ID: HSIP 4-2(32)55 Parcel No.: 13 County: Yellowstone
Designation: 2002 - TURN LANE - LAUREL
Project No.: 5304-032

Bargain and Sale Deed

This Deed, made this 7th day of JUNE, 2007, in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration now paid, the receipt of which is acknowledged, **witnesses that,**

Patricia A. Johnson
~~503 Fir Ave.~~ 1313 EAST MAIN ST.
Laurel, MT 59044-2828

does hereby **grant, bargain, sell** and **convey** to the **City of Laurel, Montana**, the following-described real property:

Parcel No. 13 on Montana Department of Transportation Project HSIP 4-2(32)55, as shown on the Right-of-Way plan for said project recorded in the office of the County Clerk and Recorder of Yellowstone County, Montana. Said parcel is also described as a tract of land in Lot 10, in Block 14, of Nutting Subdivision, in the City of Laurel, Yellowstone County, Montana, according to the official plat thereof, on file and of record in the office of the Clerk and Recorder of Yellowstone County, Montana, as shown by the shaded area on the plat, consisting of 1 sheet, attached hereto and made a part hereof, containing an area of 198 sq. ft., more or less.

RW:D2:5304:p13:JC



Bargain And Sale Deed
Project ID: HSIP 4-2(32)55
Designation: 2002 - TURN LANE - LAUREL

Parcel No.: 13

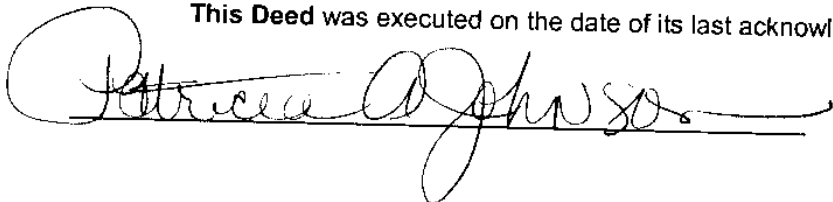
Excepting and reserving to Grantor(s), however, all gas, oil and minerals beneath the surface of the above-described and conveyed premises, together with the right to extract the same, provided that in the exercise of such right, the surface thereof shall not be disturbed, interfered with or damaged. This exception and reservation does not include sand, gravel and other road building materials, which are conveyed by this Deed.

Further excepting and reserving unto the Grantor(s), her heirs, successors and assigns, all water, water rights, ditches, canals, irrigation systems, existing or as relocated, if any, including but not limited to, water stock or shares, bonds, certificates, contracts and any and all other indicia of water, water right and ditch ownership, or any interest therein appurtenant to the land described therein, save and except groundwater for the use, benefit and purposes of the Grantee(s).

The Grantor(s) further expressly waives and relinquishes all rights, as owner or successor in interest provided under law, for any preference to repurchase all or a portion of this property should it be determined no longer to be necessary for highway purposes.

To have and to hold the above-described and conveyed premises, with all the reversions, remainders, tenements, hereditaments and appurtenances thereto, unto the City of Laurel, Montana, and to its successors and assigns forever.

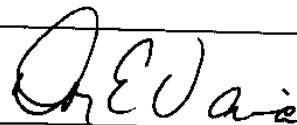
This Deed was executed on the date of its last acknowledgment.



State of MONTANA)
County of YELLOWSTONE)

This instrument was acknowledged before me on JUNE 7, 2007
(date)

by PATRICIA A. JOHNSON
(Grantor(s))



Notary Signature Line

DON E. VANICA

Notary Printed Name

Notary Public for State of MONTANA

Residing at: BILLINGS, MONTANA

My Commission Expires: 5 MAY 4, 2008

(Seal)

State of _____)
County of _____)

This instrument was acknowledged before me on _____
(date)

by _____
(Grantor(s))

Notary Signature Line

Notary Printed Name

Notary Public for State of _____

Residing at: _____

My Commission Expires: _____

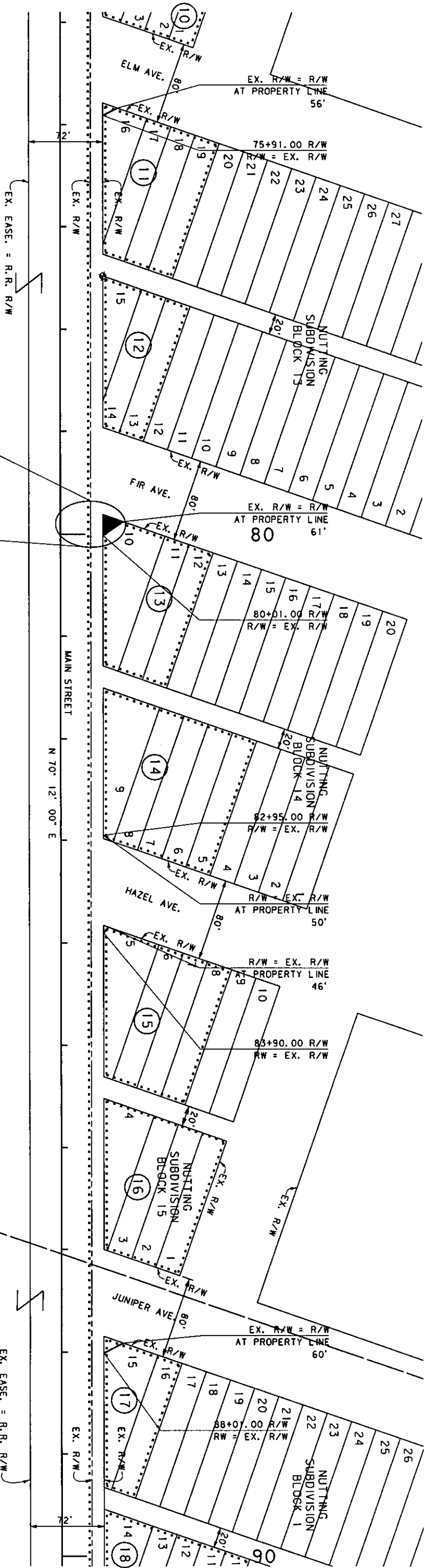
(Seal)

Recording Information

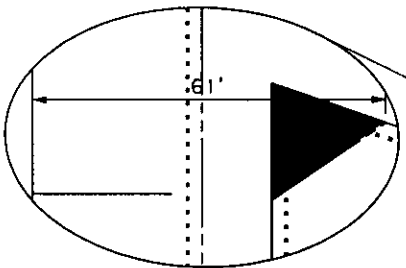
LAUREL

2002 - TURN LANE - LAUREL

STATE	RIGHT OF WAY	SHEET TOTAL
MONTANA		NO. SHEETS
R/W ID.	HSP 4-213215	25
UNIFORM PROJECT NO.	5304-032	



P.O.T. 80+00.00 IS N 45°41'21" E
2724.15' FROM THE SW CORNER
OF SECTION 10. (FND. 2" ALUM. CAP)



PARCEL 13 DETAIL
NOT TO SCALE

FOR EXISTING R/W RETRACEMENT, SEE
COS. NO. 3291

THIS PLAT IS PREPARED FROM THE MONTANA DEPARTMENT
OF TRANSPORTATION RIGHT OF WAY PLANS AND IS RECORDED
IN THE OFFICE OF THE COUNTY CLERK AND RECORDER.

- NOTES:
1. THE PROPOSED R/W LINE WHERE A SPIRAL
CURVE TRANSITION IS USED IS A CHORD
RAATHER THAN A CONCENTRIC CURVE.
 2. ALL STATIONS AND OFFSETS FOR R/W BREAKS
ARE IN REFERENCE TO THE R/W BASELINE.

GRID STATE PLANE COORDINATES
THIS IS A STATE PLANE COORDINATE PROJECT. ALL
DIMENSIONS, DISTANCES AND AREAS ON THIS PROJECT
ARE GRID, EXCEPT FOR THE EXISTING R/W WIDTH
DIMENSION, WHICH IS RECORD.
THE COMBINATION SCALE FACTOR IS 0.99950767

LEGEND	
OWNERSHIP BOUNDARY	TRACT CONVEYED
RIGHT OF WAY LINE	
R.R. R/W LINE	
FULL ACCESS CONTROL	DATE PREPARED 5-4-07
LIMITED ACCESS CONTROL	DATE REVISED

MONTANA DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY EXHIBIT
YELLOWSTONE COUNTY
SCALE 1"=50'
0 50 100 150'

PARCEL 13 ; SHEET 1 OF 1

17.16.020 - Zoning classified in districts.

Zoning for residential districts is classified in and subject to the requirements of Table 17.16.020.

Table 17.16.020

Zoning Requirements	R 7,500	R 6,000	RLMF	RMF	RMH	PUD	SR	RT
Minimum lot area per dwelling unit in square feet								
One unit	7,500	6,000	6,000 ¹	6,000 ¹	6,000 ³	See	5 acres	1 acre
Two units		7,500	7,500	7,750		Chapter		
Three units		8,500	8,500	9,500		17.32		
Four units			10,000	11,250				
Five units				13,000				
Six units or more				Add 2,500 each additional unit				
Minimum yard – setback requirements (expressed in feet) and measured from public right-of-way								
Front	20	20	20	20	10		25 ⁵	25
Side	5	5 ⁴	5 ⁴	5 ⁴	5		5 ⁵	5
Side adjacent to street	20	20	20	20	20		10 ⁵	10
Rear	5	5	5	5	5		25 ⁵	25
Maximum height for all buildings	30	35	35	40	30		30	30
Maximum lot coverage (percentage)	30	30	40	45	40		15	30
Minimum district size (expressed in acres)	2.07	2.07	2.07	2.07	2.07		20	5

¹ Row housing may be permitted to be constructed on 3,000 square foot lots if approved through the special review process.

² NA means not applicable

³ The requirements for the mobile homes contained herein relate only to a mobile home subdivision; see Chapter 17.44 of this code for the requirements for a mobile home park.

⁴ Zero side setbacks may be permitted if approved through the special review process.

⁵ All pens, coops, barns, stables, or permanent corrals shall be set back not less than 50 feet from any residence, public road, or water course, and any property line.

17.20.020 - Zoning classified in districts.

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



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

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

Laurel City Planner

From: RITA ATKINSON <ritarose71@msn.com>
Sent: Sunday, February 14, 2021 7:30 PM
To: Laurel City Planner
Subject: Fw: Variance application for 503 Fir

From: RITA ATKINSON
Sent: Sunday, February 14, 2021 7:20 PM
To: cityplanner@laurel.my.gov <cityplanner@laurel.my.gov>
Subject: Variance application for 503 Fir

I live at 510 Fir, across the street from this address. Although it has been zoned commercial for decades, I can see no reason for this variance. There are 2 residences on this lot. Exactly what commercial enterprise would be situated here? At the moment, there are 3 cars on what once was a lawn and 1 on the street that haven't moved in months. The small back yard is being used by large dogs that I believe is a breeding operation for a mix of Great Danes and German Shepards. There is usually between 4 to 8 large dogs and this fall also 3 puppies. There is now more chain link kennels and a shed in the back. The police have been called on these dogs numerous times for incessant barking and once for what appeared to be a deceased dog in the yard. The only thing that has changed since these calls are that the dogs are more restricted for space. If the variance is permitted, the lot gets even smaller. Having had German Shepards all of my life, this whole situation is so unfair to those dogs that I have considered calling the Humane Society and having them check to see if this breeding operation was reported in Nevada before it moved here to our neighborhood where everyone has a dog or even two, but they are never treated like this.

Decades ago, when the back building was a glass shop, there was only one residence there and I do understand that when the shop was converted to a house, the commercial zoning was probably grandfathered in but at this point in time, it has created a hardship for everyone in this whole neighborhood. We have residents that work at night, but the dogs bark at all different times of the day and well into the evening. Sometimes they are quiet for hours and sometimes they bark for hours. I have always thought that in the city of Laurel, you could only have 3 dogs unless you have a kennel license. After all the calls to the police, and nothing being done about the number of dogs at that residence, is it being allowed for that reason? And if the parcel is split, can they double the amount of dogs and cars on the lawn?? If it were allowed, the parcel should go back to residential, there is no reason to have a commercial business on that lot.

For this reason not only am I opposed to this variance, but vehemently opposed to this variance.

Sincerely,

Rita Atkinson
510 Fir
Laurel, Mont.

Laurel City Planner

From: Ron Bureau <RDBU1003@msn.com>
Sent: Sunday, February 7, 2021 1:19 PM
To: Laurel City Planner
Subject: Public hearing 503 Fir Ave.

Hello,

My husband and I are concerned with the idea of 503 Fir Ave being split into a nonconforming lot.

We have lived at 518 Fir Ave for 26 years. Our concern is, if allowing the variance change to occur, will this permit the current residents to establish a commercial dog kennel. This property does not conform to the zoning district requirements. The splitting of the lot into two lots will create, as the City had pointed out, a non-conforming lot and is not allowable. We have no problem with the splitting of lot as long the variance states these lots are to be residential rather than commercial.

Some of our neighbors as well as us have called the Laurel Police due to the constant noise from all the barking dogs. The barking goes on for hours at a time, literally all day and night. This being a residential area, will affect all residences within a two-block area if not more. At one point, Laurel had a City Ordinance that permitted no more than 3 dogs permitted at any one residence.

503 Fir Ave currently has approximately 10-11 dogs (that we have counted on a few occasions. The dogs are Great Dane and German Shepards). The barking is an annoyance for the current and future residents on Fir Ave to have to deal with.

Please decline the request for the variance change as stated in the notice to 503 Fir Ave.

Thank you.

Sincerely,
Ronald and Darla Bureau
518 Fir Ave

Get [Outlook for Android](#)

File Attachments for Item:

3. Resolution - A Resolution Approving Zone Changes For Block 7, Lots 3-11 Iron Horse Station Subdivision, Phase II, An Addition To The City Of Laurel.- PH 3.9.2021

RESOLUTION NO. R21-__

**A RESOLUTION APPROVING ZONE CHANGES FOR BLOCK 7, LOTS 3-11
IRON HORSE STATION SUBDIVISION, PHASE II, AN ADDITION TO THE
CITY OF LAUREL.**

WHEREAS, zone changes have been requested in the current zoning designation by the owner/developer of the herein described property that has been annexed into the City of Laurel; and

WHEREAS, the requested zone changes are as follows: Block 7, Lots 3-11 shall be changed to Residential Multi-Family (RMF) while the current zoning for the remaining property shall remain unchanged; and

WHEREAS, it is in the best interests of the residents of the City of Laurel to adopt this resolution thereby approving the proposed zoning changes to provide for an expanded, uniform, and orderly growth for the City; and

WHEREAS, a public hearing was held by the City's Zoning Commission and the City Council and based on the evidence presented at the Public Hearings and documents submitted by Staff, the City Council has determined the requested zone changes are in the City's best interest as detailed in the City Records which are attached hereto and incorporated herein; and

WHEREAS, the City Council hereby adopts the findings contained in the Zoning Commission Record as well as all items in the Council Record.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Laurel, Montana, that the zone changes requested by the property owner are hereby approved for Iron Horse Station Subdivision, Phase II as follows:

Block 7, Lots 3-11 shall be changed to Residential Multi-Family (RMF) while the current zoning for the remaining property shall remain unchanged.

Introduced at a regular meeting of the City Council on _____, 2021, by Council Member _____.

PASSED and APPROVED by the City Council of the City of Laurel this ____th day of _____, 2021.

APPROVED by the Mayor this ____th day of _____, 2021.

CITY OF LAUREL

Thomas C. Nelson, Mayor

ATTEST:

Bethany Langve, Clerk-Treasurer

Approved as to form:

Sam S. Painter, Civil City Attorney



LAUREL CITY-COUNTY PLANNING DEPARTMENT

STAFF REPORT

TO: Laurel City-County Planning Board and Zoning Commission
FROM: Nicholas Altonaga, Planning Director
RE: Iron Horse Station Subdivision Zone Change
DATE: February 12, 2021

DESCRIPTION OF REQUEST

The owner/develop of Iron Horse Station Subdivision has requested a zone change for a portion of the subdivision known as “Phase Two.” The area requested for a zone change includes Lots 3-11, Block 7, of Phase Two of the Iron Horse Station Subdivision.

This zone change was included in a settlement agreement made between the owner/developer of Iron Horse Station Subdivision and the City of Laurel. The owner/developer requests that Lots 3-11, Block 7 of the Iron Horse Station Subdivision be rezoned from Residential-6000 to Residential Multi-Family (RMF). This Zone Change is required as per the settlement agreement made between the Owner/Developer of Iron Horse Station Subdivision and the City of Laurel.

Owner: Iron Horse Station LLC
Legal Description: IRON HORSE STATION SUB, S09, T02 S, R24 E, BLOCK 7, Lot 3-10, (06)
Address: 1110 Great Northern Road
Parcel Size: 4 Acres
Existing Land Use: Vacant
Proposed Land Use: Multi-Family Residential use
Existing Zoning: Residential 6000
Proposed Zoning: Residential Multi-Family

BACKGROUND AND PROCEDURAL HISTORY

- The Planning Director met with the Public Works Director and City Attorney to discuss the capacity and specifics of the zone change request in December, 2020.
- The Zone Change is included in a settlement agreement between the owner/developer of the Iron Horse Station Subdivision and the City of Laurel.
- The settlement agreement was approved by the City of Laurel on February 9, 2021.

- The Zone Change application was prepared and submitted to the Laurel Planning Board for its February 17, 2021 meeting as part of the conditions of the settlement agreement.
- A public hearing for the Zone Change application will be held on March 9, 2021 at the Laurel City Council.

STAFF FINDINGS

The Applicant is requesting a variance to Table LMC 17.16.020 which presents the zoning requirements for Residential districts. The RLMF zoning jurisdiction (which the CC district uses as the requirements for one and two-family dwellings) requires a minimum of 6,000sqft for a single dwelling unit. The Applicant seeks to split the property, creating two lots each with a single-family home.

- ❖ The Applicant is requesting a zone change from Residential-6000 (R-6000) to Residential Multi-Family (RMF).
- ❖ The Zone Change shall be completed by March 15, 2021 as described in the settlement agreement between the owner/developer of Iron Horse Station Subdivision and the City of Laurel.
- ❖ The City of Laurel has the capacity to meet the flow/demand needs of the new zoning designation.
- ❖ The City of Laurel has a water line that runs through Lots 3-11, Block 7 of the subdivision.
- ❖ The public noticing requirements have been met.

PLANNING BOARD AND GOVERNING BODY REVIEW CRITERIA

The zoning commission shall review and take action upon each application in accordance with the provisions of this chapter, and after a public hearing at which the application shall be presented to the zoning commission by the planning director together with his findings and conclusions on the matter. A report of the commission's recommendation and the planning director's findings and conclusions shall be submitted to the city council.

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

RECOMMENDATIONS

The Planning Director recommends that the Planning Board approve the zone change. The Planning Director has prepared drafted conditions of approval which are presented below.

1. The Owner/Developer shall comply with all the requirements of LMC Chapter 17.72
2. The Owner/Developer shall submit any and all applicable and necessary permits and fees for development of the parcels subject to this zone change approval.
3. The Owner/Developer shall not install and/or operate any uses on parcels subject to this zone change which are not allowable under LMC Chapter 17.16.

ATTACHMENTS

1. Exhibit A.
2. Overhead Map with 300ft buffer
3. Iron Horse Station Subdivision plat (2005)
4. List of Adjacent Property Owners
5. Public Hearing Notice
6. LMC 17.72 – Amendments
7. LMC 17.16 – Residential Districts

IRON HORSE STATION SUBDIVISION

AN ADDITION TO THE CITY OF LAUREL,
SITUATED IN THE NE 1/4 OF SECTION 9, T. 2 S., R. 24 E., P.M.M.
CITY OF LAUREL, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR: MARVIN BROWN
PREPARED BY: ENGINEERING, INC.
SCALE: 1" = 100'

BASIS OF BEARING: CERTIFICATE OF SURVEY NO. 1943.

FEBRUARY, 2005
BILLINGS, MONTANA

○ = FOUND SURVEY MONUMENT, REBAR W/YELLOW CAP MARKED AS NOTED
○ = SET 5/8" X 18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERGROUNDED LAND SURVEYOR AND "ENGINEERING INC BILLINGS M.T.".

○ = SET INTERSECTION MONUMENT, 5/8"x18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERGROUNDED LAND SURVEYOR AND "ENGINEERING INC BILLINGS M.T." WILL BE REPLACED WITH BRASS CAP MONUMENT BOX UPON COMPLETION OF STREET IMPROVEMENTS.

100 50 0 100 200

UNPLATTED

POINT OF BEGINNING #1
NE CORNER OF SECTION 9, T. 2 S., R. 24 E.,
BY YELLOWSTONE COUNTY.

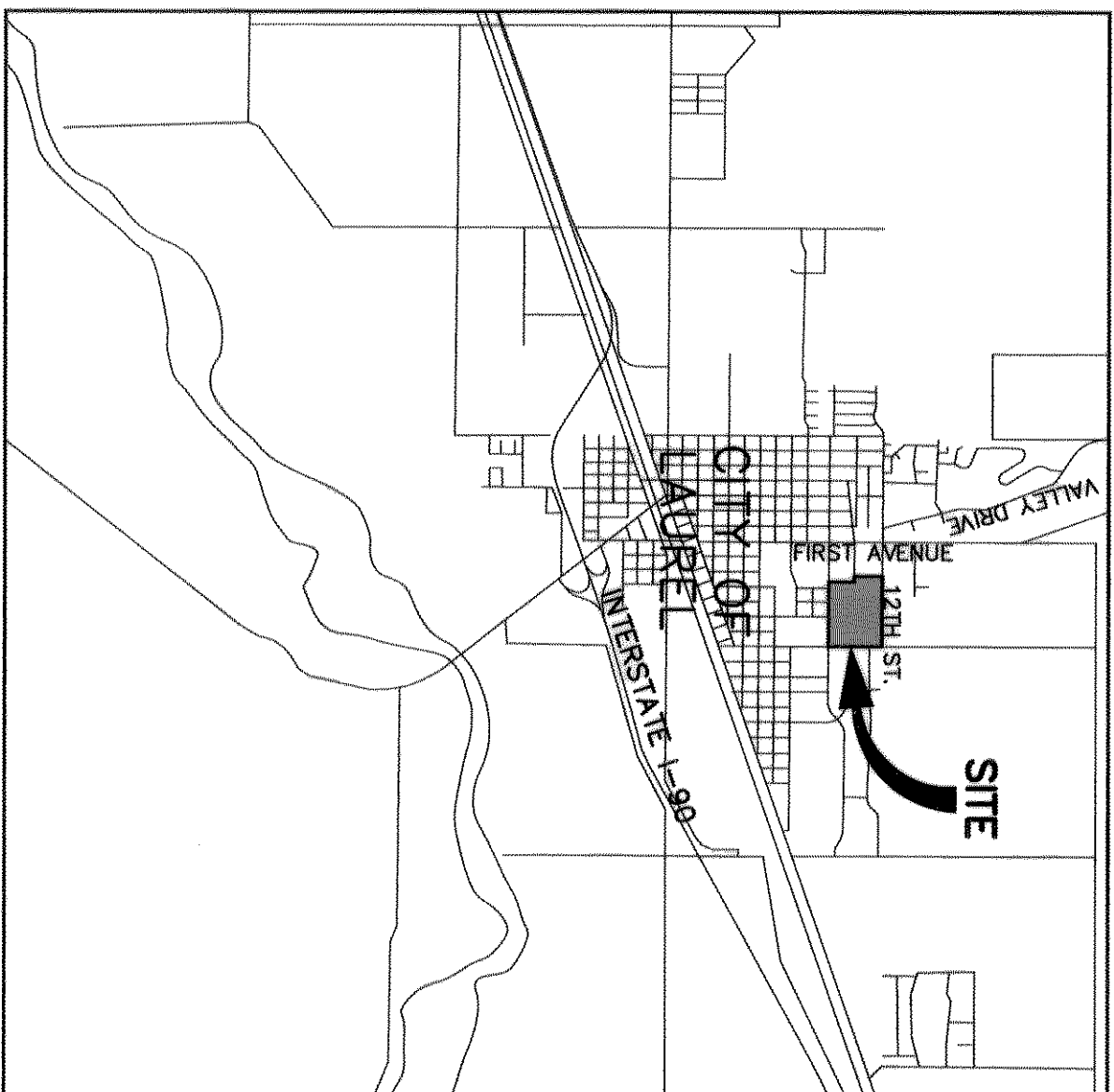
CERTIFICATE OF SURVEY NO. 927

NE CORNER OF SECTION 9, T. 2 S., R. 24 E.,
BY YELLOWSTONE COUNTY.

ROAD & CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING
C66	80.86	310.00	149.64°	N 07°59'11"E
C67	177.24	300.00	335.10°	N 02°25'58"E
C68	36.48	300.00	261.51°	N 02°25'58"E
C69	36.48	300.00	261.51°	N 02°25'58"E
C70	98.89	300.00	184.40°	N 07°12'38"E
C71	116.88	300.00	137.21°	S 78°02'44"E
C72	97.62	300.00	165.48°	N 06°57'40"E
C73	162.30	300.00	46°29'40"	N 02°12'43"E
C74	144.34	300.00	41°21'03"	N 04°17'02"E
C75	119.48	300.00	308.32°	N 03°32'12"E
C76	119.48	300.00	308.32°	N 03°32'12"E
C77	61.12	180.00	165.48°	N 04°17'02"E
C78	73.04	150.00	275.34°	N 15°56'33"E
C79	98.37	325.00	172°30'42"	N 17°47'47"E
C80	170.48	285.00	330°42'42"	N 17°47'47"E
C81	125.49	285.00	242°22'23"	N 04°17'02"E
C82	107.50	300.00	244.13°	N 03°32'12"E
C83	107.50	300.00	244.13°	N 03°32'12"E
C84	59.43	600.00	54°42'32"	S 88°52'44"E
C85	79.17	250.00	160°48'40"	S 81°30'32"E
C86	127.13	300.00	241°45'15"	N 03°32'12"E
C87	74.78	120.00	354°42'15"	N 17°17'33"E

VICINITY MAP

NOT TO SCALE



LINE	LENGTH	BEARING
L39	30.00	N 27°34'48"E
L40	40.00	S 88°43'00"E
L41	65.73	S 71°36'22"E
L42	68.22	S 88°43'00"E
L43	70.04	N 02°53'30"W
L44	109.55	N 05°57'32"E
L45	30.00	N 71°14'20"E
L46	68.47	N 88°43'00"E
L47	77.47	S 88°43'00"E

PLAT OF

IRON HORSE STATION SUBDIVISION

AN ADDITION TO THE CITY OF LAUREL,
SITUATED IN THE NE 1/4 OF SECTION 9, T. 2 S., R. 24 E., P.M.M.
CITY OF LAUREL, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR: MARVIN BROWN
PREPARED BY : ENGINEERING, INC.
SCALE : 1" = 100'

BLOCK 1 AREA TABLE			
LOT	ACRES	SQUARE FEET	
1	0.231	10,060	
2	0.226	9,839	
3	0.248	10,788	
4	0.260	11,313	
5	0.260	11,313	
PARK	0.267	2,538	

BLOCK 2 AREA TABLE			
LOT	ACRES	SQUARE FEET	
1	0.231	10,063	
2	0.208	9,078	
3	0.208	9,055	
4	0.223	9,725	
5	0.197	8,580	
6	0.203	8,840	
7	0.203	8,840	
8	0.203	8,840	
9	0.203	8,840	
10	0.237	10,307	
11	0.196	8,550	
12	0.203	8,840	
13	0.203	8,840	
14	0.203	8,840	
15	0.203	8,840	
16	0.203	8,840	
17	0.212	9,252	

BLOCK 3 AREA TABLE			
LOT	ACRES	SQUARE FEET	
1	0.261	24,451	
2	0.261	28,726	
3	0.261	28,726	
4	0.261	28,726	
5	0.261	28,726	
6	0.261	28,726	
7	0.261	28,726	
PARK	0.123	5,348	

BLOCK 4 AREA TABLE			
LOT	ACRES	SQUARE FEET	
1	0.160	6,950	
2	0.143	6,210	
3	0.143	6,210	
4	0.143	6,210	
5	0.143	6,210	
6	0.143	6,210	
7	0.155	6,729	
8	0.148	6,429	
9	0.150	6,542	
10	0.150	6,542	
11	0.150	6,542	
12	0.150	6,542	
13	0.150	6,542	
14	0.155	6,734	
15	0.155	6,734	
16	0.155	6,734	
17	0.155	6,734	
18	0.155	6,734	
19	0.155	6,734	
20	0.155	6,734	
21	0.155	6,734	
22	0.155	6,734	
23	0.155	6,734	
24	0.155	6,734	

BLOCK 5 AREA TABLE			
LOT	ACRES	SQUARE FEET	
1	0.184	7,134	
2	0.150	6,515	
3	0.142	6,167	
4	0.142	6,167	
5	0.142	6,167	
6	0.142	6,167	
7	0.142	6,167	
8	0.142	6,167	
9	0.142	6,167	
10	0.142	6,167	
11	0.142	6,167	
12	0.142	6,167	
13	0.142	6,167	
14	0.142	6,167	
15	0.142	6,167	
16	0.142	6,167	
17	0.142	6,167	
18	0.142	6,167	
19	0.142	6,167	
20	0.142	6,167	
21	0.142	6,167	
22	0.142	6,167	
23	0.142	6,167	
24	0.142	6,167	

BLOCK 6 AREA TABLE			
LOT	ACRES	SQUARE FEET	
1	0.332	14,451	
2	0.313	13,573	
3	0.313	13,573	
4	0.313	13,573	
5	0.313	13,573	
6	0.313	13,573	
7	0.313	13,573	
8	0.313	13,573	
9	0.313	13,573	
10	0.313	13,573	
11	0.313	13,573	
12	0.313	13,573	
13	0.313	13,573	
14	0.313	13,573	
15	0.313	13,573	
16	0.313	13,573	
17	0.313	13,573	
18	0.313	13,573	
19	0.313	13,573	
20	0.313	13,573	
21	0.313	13,573	
22	0.313	13,573	
23	0.313	13,573	
24	0.313	13,573	

BLOCK 7 AREA TABLE			
LOT	ACRES	SQUARE FEET	
1	0.219	9,478	
2	0.238	10,376	
3	0.238	10,376	
4	0.238	10,376	
5	0.238	10,376	
6	0.238	10,376	
7	0.238	10,376	
8	0.238	10,376	
9	0.238	10,376	
10	0.238	10,376	
11	0.238	10,376	
12	0.238	10,376	
13	0.238	10,376	
14	0.238	10,376	
15	0.238	10,376	
16	0.238	10,376	
17	0.238	10,376	
18	0.238	10,376	
19	0.238	10,376	
20	0.238	10,376	
21	0.238	10,376	
22	0.238	10,376	
23	0.238	10,376	
24	0.238	10,376	

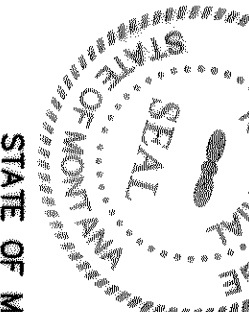
BLOCK 8 AREA TABLE			
LOT	ACRES	SQUARE FEET	
1	0.282	12,365	
2	0.282	12,365	
3	0.282	12,365	
4	0.282	12,365	
5	0.282	12,365	
6	0.282	12,365	
7	0.282	12,365	
8	0.282	12,365	
9	0.282	12,365	
10	0.282	12,365	
11	0.282	12,365	
12	0.282	12,365	
13	0.282	12,365	
14	0.282	12,365	
15	0.282	12,365	
16	0.282	12,365	
17	0.282	12,365	
18	0.282	12,365	
19	0.282	12,365	
20	0.282	12,365	
21	0.282	12,365	
22	0.282	12,365	
23	0.282	12,365	
24	0.282	12,365	

CONSENT TO PLATTING

The undersigned hereby consents to the platting of the tract of land herein described and hereby release and recovery all portions of the tract dedicated to the public.

IN WITNESS WHEREOF, the undersigned has caused this consent and release to be executed and acknowledged. This consent is made pursuant to Section 76-3-6(2)(i), M.C.A.

Stockman Bank of Montana



STATE OF MONTANA) ss

County of Yellowstone)

On this _____ day of _____, 2005, before me, a Notary Public in and for the State of Montana, personally appeared _____ known to me to be the person who signed the foregoing instrument as _____ of _____ of _____, who acknowledged to me that said corporation executed the same. Witness my hand and seal the day and year herein above written.

Notary Public in and for the State of Montana
Printed Name: LAUREN DODGE
Residing at: BILLINGS, MONTANA
My commission expires: JUNE 24, 2005

LAUREN DODGE
Notary Public for the State of Montana
Residing at: BILLINGS, MONTANA
My Commission Expires: 06/20/2005

ADDRESSES:

Block 1			Block 5		
Lot 1	1002	Great Northern Road	Lot 1	1002	Golden Spike Drive
Lot 2	1004	Great Northern Road	Lot 2	1004	Golden Spike Drive
Lot 3	1006	Great Northern Road	Lot 3	1006	Golden Spike Drive
Lot 4	1008	Great Northern Road	Lot 4	1008	Golden Spike Drive
Lot 5	1010	Great Northern Road	Lot 5	506	Santa Fe Drive
			Lot 6	504	Santa Fe Drive
			Lot 7	1007	Golden Spike Circle
			Lot 8	1005	Golden Spike Circle
			Lot 9	1003	Golden Spike Circle
			Lot 10	1001	Golden Spike Circle
			Lot 11	1002	Golden Spike Circle
			Lot 12	1006	Golden Spike Circle
			Lot 13	504	Golden Spike Circle
			Lot 14	502	Santa Fe Drive
			Lot 15	506	Santa Fe Drive
			Lot 16	1007	Santa Fe Circle
			Lot 17	1005	Santa Fe Circle
			Lot 18	1003	Santa Fe Circle
			Lot 19	1004	Santa Fe Circle
			Lot 20	1006	Santa Fe Circle
			Lot 21	1008	Santa Fe Circle
			Lot 22	404	Santa Fe Drive
			Lot 23	402	Santa Fe Drive
			Lot 24	1005	Great Northern Road
			Lot 25	1003	Great Northern Road
			Lot 26	1001	Great Northern Road
			Lot 27	1009	Great Northern Road
			Lot 28	1007	Great Northern Road
			Lot 29	1005	Great Northern Road
			Lot 30	1003	Great Northern Road
			Lot 31	1001	Great Northern Road
			Lot 32	1009	Great Northern Road
			Lot 33	1007	Great Northern Road
			Lot 34	1005	Great Northern Road
			Lot 35	1003	Great Northern Road
			Lot 36	1001	Great Northern Road
			Lot 37	1009	Great Northern Road
			Lot 38	1007	Great Northern Road
			Lot 39	1005	Great Northern Road
			Lot 40	1003	Great Northern Road
			Lot 41	1001	Great Northern Road
			Lot 42	1009	Great Northern Road
			Lot 43	1007	Great Northern Road
			Lot 44	1005	Great Northern Road
			Lot 45	1003	Great Northern Road
			Lot 46	1001	Great Northern Road
			Lot 47	1009	Great Northern Road
			Lot 48	1007	Great Northern Road
			Lot 49	1005	Great Northern Road
			Lot 50	1003	Great Northern Road
			Lot 51	1001	Great Northern Road
			Lot 52	1009	Great Northern Road
			Lot 53	1007	Great Northern Road
			Lot 54	1005	Great Northern Road
			Lot 55	1003	Great Northern Road
			Lot 56	1001	Great Northern Road
			Lot 57	1009	Great Northern Road
			Lot 58	1007	Great Northern Road
			Lot 59	1005	Great Northern Road
			Lot 60	1003	Great Northern Road
			Lot 61	1001	Great Northern Road
			Lot 62	1009	Great Northern Road
			Lot 63	1007	Great Northern Road
			Lot 64	1005	Great Northern Road
			Lot 65	1003	Great Northern Road
			Lot 66	1001	Great Northern Road
			Lot 67	1009	Great Northern Road
			Lot 68	1007	Great Northern Road
			Lot 69	1005	Great Northern Road
			Lot 70	1003	Great Northern Road
			Lot 71	1001	Great Northern Road
			Lot 72	1009	Great Northern Road
			Lot 73	1007	Great Northern Road
			Lot 74	1005	Great Northern Road
			Lot 75	1003	Great Northern Road
			Lot 76	1001	Great Northern Road
			Lot 77	1009	Great Northern Road
			Lot 78	1007	Great Northern Road
			Lot 79	1005	Great Northern Road
			Lot 80	1003	Great Northern Road
			Lot 81	1001	Great Northern Road
			Lot 82	1009	Great Northern Road
			Lot 83	1007	Great Northern Road
			Lot 84	1005	Great Northern Road
			Lot 85	1003	Great Northern Road
			Lot 86	1001	Great Northern Road
			Lot 87	1009	Great Northern Road
			Lot 88	1007	Great Northern Road
			Lot 89	1005	Great Northern Road
			Lot 90	1003	Great Northern Road
			Lot 91	1001	Great Northern Road
			Lot 92	1009	Great Northern Road
			Lot 93	1007	Great Northern Road
			Lot 94	1005	Great Northern Road
			Lot 95	1003	Great Northern Road
			Lot 96	1001	Great Northern Road
			Lot 97	1009	Great Northern Road
			Lot 98	1007	Great Northern Road
			Lot 99	1005	Great Northern Road
			Lot 100	1003	Great Northern Road
			Lot 101	1001	Great Northern Road
			Lot 102	1009	Great Northern Road
			Lot 103	1007	Great Northern Road
			Lot 104	1005	Great Northern Road
			Lot 105	1003	Great Northern Road
			Lot 106	1001	Great Northern Road
			Lot 107	1009	Great Northern Road
			Lot 108	1007	Great Northern Road
			Lot 109	1005	Great Northern Road
			Lot 110	1003	Great Northern Road
			Lot 111	1001	Great Northern Road
			Lot 112	1009	Great Northern Road
			Lot 113	1007	Great Northern Road
			Lot 114	1005	Great Northern Road
			Lot 115	1003	Great Northern Road
			Lot 116	1001	Great Northern Road
			Lot 117	1009	Great Northern Road
			Lot 118	1007	Great Northern Road
			Lot 119	1005	Great Northern Road
			Lot 120	1003	Great Northern Road
			Lot 121	1001	Great Northern Road
			Lot 122	1009	Great Northern Road
			Lot 123	1007	Great Northern Road
			Lot 124	1005	Great Northern Road
			Lot 125	1003	Great Northern Road
			Lot 126	1001	Great Northern Road
			Lot 127	1009	Great Northern Road
			Lot 128	1007	Great Northern Road
			Lot 129	1005	Great Northern Road
			Lot 130	1003	Great Northern Road
			Lot 131	1001	Great Northern Road
			Lot 132	1009	Great Northern Road
			Lot 133	1007	Great Northern Road
			Lot 134	1005	Great Northern Road
			Lot 135	1003	Great Northern Road
			Lot 136	1001	Great Northern Road
			Lot 137	1009	Great Northern Road
			Lot 138	1007	Great Northern Road
			Lot 139	1005	Great Northern Road
			Lot 140	1003	Great Northern Road
			Lot 141	1001	Great Northern Road
			Lot 142	1009	Great Northern Road
			Lot 143	1007	Great Northern Road
			Lot 144	1005	Great Northern Road
			Lot 145	1003	Great Northern Road
			Lot 146	1001	Great Northern Road
			Lot 147	1009	Great Northern Road
			Lot 148	1007	Great Northern Road
			Lot 149	1005	Great Northern Road
			Lot 150	1003	Great Northern Road
			Lot 151	1001	Great Northern Road
			Lot 152	1009	Great Northern Road
			Lot 153	1007	Great Northern Road
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			Lot 157	1009	Great Northern Road
			Lot 158	1007	Great Northern Road
			Lot 159	1005	Great Northern Road
			Lot 160	1003	Great Northern Road
			Lot 161	1001	Great Northern Road
			Lot 162	1009	Great Northern Road
			Lot 163	1007	Great Northern Road
			Lot 164	1005	Great Northern Road
			Lot 165	1003	Great Northern Road
			Lot 166	1001	Great Northern Road
			Lot 167	1009	Great Northern Road
			Lot 168	1007	Great Northern Road
			Lot 169	1005	Great Northern Road
			Lot 170	1003	Great Northern Road
			Lot 171	1001	Great Northern Road
			Lot 172	1009	Great Northern Road
			Lot 173	1007	Great Northern Road
			Lot 174	1005	Great Northern Road
			Lot 175	1003	Great Northern Road
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			Lot 177	1009	Great Northern Road
			Lot 178	1007	Great Northern Road
			Lot 179	1005	Great Northern Road
			Lot 180	1003	Great Northern Road
			Lot 181	1001	Great Northern Road
			Lot 182	1009	Great Northern Road
			Lot 183	1007	Great Northern Road
			Lot 184	1005	Great Northern Road
			Lot 185	1003	Great Northern Road
			Lot 186	1001	Great Northern Road
			Lot 187	1009	Great Northern Road
			Lot 188	1007	Great Northern Road
			Lot 189	1005	Great Northern Road
			Lot 190	1003	Great Northern Road
			Lot 191	1001	Great Northern Road
			Lot 192	1009	Great Northern Road
			Lot 193	1007	Great Northern Road
			Lot 194	1005	Great Northern Road
			Lot 195	1003	Great Northern Road
			Lot 196	1001	Great Northern Road
			Lot 197	1009	Great Northern Road
			Lot 198	1007	Great Northern Road
			Lot 199	1005	Great Northern Road
			Lot 200	1003	Great Northern Road
			Lot 201	1001	Great Northern Road
			Lot 202	1009	Great Northern Road
			Lot 203	1007	Great Northern Road
			Lot 204	1005	Great Northern Road
			Lot 205	1003	Great Northern Road
			Lot 206	1001	Great Northern Road
			Lot 207	1009	Great Northern Road
			Lot 208	1007	Great Northern Road
			Lot 209	1005	Great Northern Road
			Lot 210	1003	Great Northern Road
			Lot 211	1001	Great Northern Road
			Lot 212	1009	Great Northern Road
			Lot 213	1007	Great Northern Road
			Lot 214	1005	Great Northern Road
			Lot 215	1003	Great Northern Road
			Lot 216	1001	Great Northern Road
			Lot 217	1009	Great Northern Road
			Lot 218	1007	Great Northern Road
			Lot 219	1005	Great Northern Road
			Lot 220	1003	Great Northern Road
			Lot 221	1001	Great Northern Road
			Lot 222	1009	Great Northern Road
			Lot 223	1007	Great Northern Road
			Lot 224	1005	Great Northern Road
			Lot 225	1003	Great Northern Road
			Lot 226	1001	Great Northern Road
			Lot 227	1009	Great Northern Road
			Lot 228	1007	Great Northern Road
			Lot 229	1005	Great Northern Road
			Lot 230	1003	Great Northern Road
			Lot 231	1001	Great Northern Road
			Lot 232	1009	Great Northern Road
			Lot 233	1007	Great Northern Road
			Lot 234	1005	Great Northern Road
			Lot 235	1003	Great Northern Road
			Lot 236	1001	Great Northern Road
			Lot 237	1009	Great Northern Road
			Lot 238	1007	Great Northern Road
			Lot 239	1005	Great Northern Road
			Lot 240	1003	Great Northern Road
			Lot 241	1001	Great Northern Road
			Lot 242	1009	Great Northern Road
			Lot 243	1007	Great Northern Road
			Lot 244	1005	Great Northern Road
			Lot 245	1003	Great Northern Road
			Lot 246	1001	Great Northern Road
			Lot 247	1009	Great Northern Road
			Lot 248	1007	Great Northern Road
			Lot 249	1005	Great Northern Road
			Lot 250	1003	Great Northern Road
			Lot 251	1001	Great Northern Road
			Lot 252	1009	Great Northern Road
			Lot 253	1007	Great Northern Road
			Lot 254	1005	Great Northern Road
			Lot 255	1003	Great Northern Road
			Lot 256	1001	Great Northern Road
			Lot 257	1009	Great Northern Road
			Lot 258	1007	Great Northern Road
			Lot 259	1005	Great Northern Road
			Lot 260	1003	Great Northern Road
			Lot 261	1001	Great Northern Road
			Lot 262	1009	Great Northern Road
			Lot 263	1007	Great Northern Road
			Lot 264	1005	Great Northern Road
			Lot 265	1003	Great Northern Road
			Lot 266	1001	Great Northern Road
			Lot 267	1009	Great Northern Road
			Lot 268	1007	Great Northern Road
			Lot 269	1005	Great Northern Road
			Lot 270	1003	Great Northern Road
			Lot 271	1001	Great Northern Road
			Lot 272	1009	Great Northern Road
			Lot 273	1007	Great Northern Road
			Lot 274	1005	Great Northern Road
			Lot 275	1003	Great Northern Road
			Lot 276	1001	Great Northern Road
			Lot 277	1009	Great Northern Road
			Lot 278	1007	Great Northern Road
			Lot 279	1005	Great Northern Road
			Lot 280	1003	Great Northern Road
			Lot 281	1001	Great Northern Road
			Lot 282	1009	Great Northern Road
			Lot 283	1007	Great Northern Road
			Lot 284	1005	Great Northern Road
			Lot 285	1003	Great Northern Road
			Lot 286	1001	Great Northern Road
			Lot 287	1009	Great Northern Road
			Lot 288	1007	Great Northern Road
			Lot 289	1005	Great Northern Road
			Lot 290	1003	Great Northern Road
			Lot 291	1001	Great Northern Road
			Lot 292	1009	Great Northern Road
			Lot 293	1007	Great Northern Road
			Lot 294	1005	Great Northern Road
			Lot 295	1003	Great Northern Road
			Lot 296	1001	Great Northern Road
			Lot 297	1009	Great Northern Road
			Lot 298	1007	Great Northern Road
			Lot 299	1005	Great Northern Road
			Lot 300	1003	Great Northern Road
			Lot 301	1001	Great Northern Road
			Lot 302	1009	Great Northern Road
			Lot 303	1007	Great Northern Road
			Lot 304	1005	Great Northern Road
			Lot 305	1003	Great Northern Road
			Lot 306	1001	Great Northern Road
			Lot 307	1009	Great Northern Road
			Lot 308	1007	Great Northern Road
			Lot 309	1005	Great Northern Road
			Lot 310	1003	Great Northern Road
			Lot 311	1001	Great Northern Road
			Lot 312	1009	Great Northern Road
			Lot 313	1007	Great Northern Road
			Lot 314	1005	Great Northern Road
			Lot 315	1003	Great Northern Road
			Lot 316	1001	Great Northern Road
			Lot 317	1009	Great Northern Road
			Lot 318	1007	Great Northern Road
			Lot 319	1005	Great Northern Road
			Lot 320	1003	Great Northern Road
			Lot 321	1001	Great Northern Road
			Lot 322	1009	Great Northern Road
			Lot 323	1007	Great Northern Road
			Lot 324	1005	Great Northern Road
			Lot 325	1003	Great Northern Road
			Lot 326	1001	Great

SCOTT J CHESTER TRUST
D02522
405 E 13TH ST
LAUREL, MT 59044

EVANS, WAYNE & NORMAN
& ESTHER P
B01526
938 ARONSON AVE
BILLINGS, MT 59105-2331

WOLLMAN, JUNIA JOYCE
B01550
PO BOX 272
LAUREL, MT 59044-0272

BOUCHER, RONALD C &
NATALIE L
B03033
130 E 13TH ST
LAUREL, MT 59044-1828

OLSON, WILTON B
B03034
PO BOX 1116
LAUREL, MT 59044-1116

FRANK, TODD K
B03035
350 E 13TH ST
LAUREL, MT 59044

METZGER, G M & LORETTA
B01558
215 E MARYLAND LN
LAUREL, MT 59044-2123

MEADOWOOD APARTMENTS
LP
D02625
136 BURLINGTON AVE
BILLINGS, MT 59101-6029

LOUCKS, DALE W
B01543
201 E 12TH ST
LAUREL, MT 59044

WAYNE, JOHNNY
B01544
1115 MONTANA AVE
LAUREL, MT 59044

MAGNUS, DARRELL D &
MAYBELLE
B01557
1131 COLORADO AVE
LAUREL, MT 59044

WILMETH, MATTHEW K &
SHERRY L
B01547A B01555 B01554
B01557
2110 CHATTO DRIVE
BELGRADE, MT 59714

NUTTING DRAIN DISTRICT
D02623
1366 CLARHILL RD
LAUREL, MT 59044-8334

RESIDENTIAL SUPPORT
SERVICES INC
C14953
2110 OVERLAND AVE # 128
BILLINGS, MT 59102-6480

IRON HORSE STATION LLC
C14955M
PO BOX 80661
BILLINGS, MT 59108-0661

NESSAN, RICK
D12716
2432 HOWARD AVE
BILLINGS, MT 59102-4623

PUBLIC HEARING NOTICE

The Laurel City-County Planning Board and Zoning Commission will conduct a public hearing on a zone change requested for parcels within Iron Horse Station Subdivision submitted by Representatives of Iron Horse Station LLC. The Zoning Commission 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 17th, 2021.**

Additionally, the City Council has scheduled a public hearing for the consideration of the zone change request. The City Council 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 9th, 2021.**

The applicant is requesting a zone change from the R-6000 zoning district to Residential Multi-Family (RMF) for Lots 3 to 11, Block 7 of the Iron Horse Station Subdivision. The Residential-6000 district 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. The requested Residential Multi-Family (RMF) zoning is intended to provide a suitable residential environment for medium to high density residential dwellings, and to establish a buffer between residential and commercial areas.

Public comment is encouraged and can be provided in person at the public hearings on February 17th and March 9th. Public comment can also be made via email to the Planning Director, or via letter to the Planning Department office at 115 West 1st Street Laurel, MT 59044. A copy of the zone change documentation is available for review upon request at the Planning Department office. Questions regarding this public hearing may be directed to the Planning Director at 628.4796 ext. 5302, or via email at cityplanner@laurel.mt.gov.

Chapter 17.72 - AMENDMENTS

Sections:

17.72.010 - Purpose of provisions.

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

(Prior code § 17.84.010)

17.72.020 - Amendment procedure.

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

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

17.72.025 - Amendment by private property owner.

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

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

17.72.030 - Preapplication conference required.

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

(Prior code § 17.84.030)

17.72.040 - Application requirements.

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

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

(Prior code § 17.84.040)

17.72.050 - Planning department evaluation responsibility.

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

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

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

17.72.060 - Zoning commission action.

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

(Prior code § 17.84.060)

17.72.070 - Public hearing—Notice required.

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

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

17.16.010 - List of uses.

Table [17.16.010](#) designates the special review (SR) and allowed uses (A) in residential districts.

Table 17.16.010

	RE 22,000	R 7,500	R 6,000	RLMF	RMF	RMH	PUD	SR	RT
Accessory building or use incidental to any permitted residential use customarily in connection with the principal building and located on the same land parcel as the permitted use		A	A	A	A	A	A	A	A
Animals (see zoning district description for specifics)								A	
Automobile parking in connection with a permitted residential use		A	A	A	A	A	A	A	A
Bed and breakfast inn		SR	SR	SR	SR	SR	SR	SR	SR
Boarding and lodging houses		SR	SR	SR	SR	SR	SR	SR	SR
Cell towers (see Sections 17.21.020—17.21.040)									
Cemetery		SR	SR	SR	SR	SR	SR	SR	
Childcare facilities									
Family day care home		A	A	A	A	A	A	A	A
Group day care home		A	A	A	A	A	A	A	A
Day care center		SR	SR	SR	SR	SR	SR	SR	SR
Churches and other places of worship including parish house and Sunday school buildings		SR	SR	SR	SR	SR	SR	A	SR
Communication towers (see Sections 17.21.020—17.21.040)									
Community residential facilities serving eight or fewer persons		A	A	A	A	A	A	A	A
Community residential facilities serving nine or more persons		SR	SR	SR	SR	SR	SR	SR	SR
Orphanages and charitable institutions		SR	SR	SR	SR	SR	SR	A	SR
Convents and rectories		SR	SR	SR	SR	SR	SR	A	SR
Crop and tree farming, greenhouses, and truck gardening									
Day care facilities		SR	SR	SR	SR	SR	SR	SR	SR
Kennels (noncommercial)		A	A	A	A	A	A	A	A
Dwellings Single-family		A	A	A	A	A	A	A	A
Two-family			A	A	A		A		
Multifamily				A	A		A		
Manufactured homes									
Class A						A			
Class B						A			
Class C						A			
Row Housing				SR	SR		A		
Family day care homes		A	A	A	A	A	A	A	A
Greenhouses for domestic uses		A	A	A	A	A	A	A	A
Group day care homes		A	A	A	A	A	A	A	A
Home occupations		A	A	A	A	A	A	A	A
Parking, Public		SR	SR	SR	SR	SR	SR	SR	SR
Parks, playgrounds, playfields, and golf courses community center buildings—operated by public agency, neighborhood or homeowners' associations		A	A	A	A	A	A	A	A
Planned developments							A		
Post-secondary school		A	A	A	A	A	A	A	A
Preschool		SR	SR	SR	SR	SR	SR	SR	SR
Public service installations		SR	SR	SR	SR	SR	SR	SR	SR
Schools, commercial		SR	SR	SR	SR	SR	SR	SR	SR
Schools, public elementary, junior and senior high schools		A	A	A	A	A	A	A	A
Towers (see Sections 17.21.020—17.21.040)									

17.16.020 - Zoning classified in districts.

Zoning for residential districts is classified in and subject to the requirements of Table 17.16.020.

Table 17.16.020

Zoning Requirements	R 7,500	R 6,000	RLMF	RMF	RMH	PUD	SR	RT
Minimum lot area per dwelling unit in square feet								
One unit	7,500	6,000	6,000 ¹	6,000 ¹	6,000 ³	See	5 acres	1 acre
Two units		7,500	7,500	7,750		Chapter		
Three units		8,500	8,500	9,500		17.32		
Four units			10,000	11,250				
Five units				13,000				
Six units or more				Add 2,500 each additional unit				
Minimum yard – setback requirements (expressed in feet) and measured from public right-of-way								
Front	20	20	20	20	10		25 ⁵	25
Side	5	5 ⁴	5 ⁴	5 ⁴	5		5 ⁵	5
Side adjacent to street	20	20	20	20	20		10 ⁵	10
Rear	5	5	5	5	5		25 ⁵	25
Maximum height for all buildings	30	35	35	40	30		30	30
Maximum lot coverage (percentage)	30	30	40	45	40		15	30
Minimum district size (expressed in acres)	2.07	2.07	2.07	2.07	2.07		20	5

¹ Row housing may be permitted to be constructed on 3,000 square foot lots if approved through the special review process.

² NA means not applicable

³ The requirements for the mobile homes contained herein relate only to a mobile home subdivision; see Chapter 17.44 of this code for the requirements for a mobile home park.

⁴ Zero side setbacks may be permitted if approved through the special review process.

⁵ All pens, coops, barns, stables, or permanent corrals shall be set back not less than 50 feet from any residence, public road, or water course, and any property line.



**MINUTES
CITY OF LAUREL
CITY/COUNTY PLANNING BOARD
WEDNESDAY, FEBRUARY 17, 2021
5:35 PM
CITY COUNCIL CHAMBERS**

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

1. Roll Call

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

Evan Bruce
Roger Giese
Jon Klasna
Gavin Williams
Dan Koch
Judy Goldsby

General Items

2. Approve Meeting Minutes: January 20, 2021

Dan Motioned to approve the minutes from January 20, 2021
Evan Seconded.
Motion Carried.

3. Public Hearing: Variance Request for 503 Fir Ave

Nick provided the staff report and findings for the Variance request for 503 Fir Ave/1313 E. Main Street.

The Chair called for Proponents.

Zene Johnson – 1908 9th Street West, Billings, 59102. Sister of former owner (passed). Patti (prior owner) previously had wanted to split the lot and spoke with the Planning Department about this item years ago. Brian, Patti's son who inherited the property and his wife have two special needs children. Brian has to spend a lot of time with the children would like to split the lot because he does not want to be a landlord and manage a rental property. The parcel would then be put into the hands of someone able to take care of it. This would allow an owner who is somebody who could appreciate it.

Judy: The owner lives at the 1313 E. Main house?

- Yes he does.

The Chair called for Proponents.
The Chair called for Proponents.

The Chair Called for Opponents.

The Planning Director provided emails from two nearby property owners who object to the variance due to worries about a commercial dog kennel being established on the new lot. The Planning Director explained that these concerns are valid but any commercial kennel would need to go through the Special Review process at Planning Board and Council and would face questioning on its impacts to the neighborhood.

The Chair Called for Opponents.

The Chair Called for Opponents.

Mike, the son of applicant Zene Johnson owns the dogs in question. He plans to move the dogs off premises once the variance request is approved. They have gone through permitting the dogs at the 503 Fir Ave house for now. Mike and his wife are temporarily living at the 503 Fir Ave home in order to remodel the house. Will move out once the variance takes place and the house is rehabilitated. Mike and his wife and dogs will be moving out ASAP.

Evan: Parking for both residences?

There is a garage attached to the 1313 E. Main St. home. Curb cut exists for 503 Fir Ave.

Dan: Would the second lot be buildable?

It already has an existing home that is being renovated.

Judy provided background as to the 503 Fir Ave house that was previously used as a glass shop.

Gavin Motioned to approve the variance with the conditions presented by the Planning Director and additional motion noted on the attached staff report.

Dan Seconded.

Motion Carried.

The Chair closed the Public Hearing.

4. Public Hearing: Zone Change Request for Lots within the Iron Horse Station Subdivision

Nick provided the summary of the situation for Planning Board. Nick provided answers to questions about access and density changes, details about the change.

Jon: What will the parking situation be like?

Most likely will be on-lot, similar to the duplexes.

Members discussed access needs for the abandonment of Short Line Drive. Discussion of the adjacent right of way.

The Chair called for Proponents.

The Chair called for Proponents.

The Chair called for Proponents.

The Chair called for Opponents.

Wilton Olson. Concerned about the density of the new houses as well as the closed nature of the agreement between the developer. Questioned the Planning Director's statement of agreeing with more density within the subdivision and that area of the city.

The Chair called for Opponents.
The Chair called for Opponents.

Gavin motioned to approve the Zone Change for Iron Horse Station Subdivision as presented.
Jon Seconded.
Motion Carried.

New Business

5. Sign Review: Sunlight Properties

Members reviewed the design for the Sunlight Properties sign. Nick provided a color image version of the black and white image provided in the packet.

Gavin motioned to approve the Sunlight Properties sign as designed and presented.
Evan Seconded.
Motion Carried.

Old Business

Other Items

6. Ongoing Projects

Nick provided some details on ongoing projects within Laurel and its Planning and Zoning jurisdiction.

- Cherry Hills 3rd Filing
- Goldberg Sporting Estates
- Dyer PUD – 8th Street
- 8th Avenue
- Burger King Lot
- Zoning Code Update
- Zoning Jurisdiction Expansion

Evan suggested that a new zoning code update include language banning certain refrigerants in new construction.

Dan Wells – Regal Community Park?
No updates on the situation yet.
Nick will follow-up with Dan Wells

Announcements

7. Adjourn Meeting

The Chair adjourned the Meeting at 6:43PM.

8. Next Meeting: March 17, 2021

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

DATES TO REMEMBER

File Attachments for Item:

4. Resolution - A Resolution Of The City Council Approving A Task Order For KLJ Engineering Inc. To Authorize Work On The Water Storage Tank Roof Recoat Project For The City Of Laurel.

RESOLUTION NO. R21-__

**A RESOLUTION OF THE CITY COUNCIL APPROVING A TASK ORDER FOR KLJ
ENGINEERING INC. TO AUTHORIZE WORK ON THE WATER STORAGE TANK ROOF
RECOAT PROJECT FOR THE CITY OF LAUREL.**

BE IT RESOLVED by the City Council of the City of Laurel, Montana:

Section 1: Approval. The Task Order between the Parties is attached hereto and incorporated herein as part of this resolution, and is accepted and hereby approved by the City Council.

Section 2: Execution. The Mayor and City Clerk/Treasurer of the City of Laurel are hereby given authority to accept and execute the attached Task Order on behalf of the City.

Section 3: Effective date. The effective date for the Task Order is upon adoption and approval of this resolution.

Introduced at a regular meeting of the City Council on _____2021, by Council Member ____.

PASSED and APPROVED by the City Council of the City of Laurel this ____th day of _____2021.

APPROVED by the Mayor this ____day of _____2021.

CITY OF LAUREL

Thomas C. Nelson, Mayor

ATTEST:

Bethany Langve, Clerk-Treasurer

APPROVED AS TO FORM:

Sam Painter, Civil City Attorney

This is **EXHIBIT A**, consisting of 13 pages, referred to in and part of the **Task Order** dated March 9, 2021.

Engineer's Services for Task Order: Water Storage Tank Roof Recoat Project

PART 1—BASIC SERVICES

A1.01 Study and Report Phase Services

- A. Not Included

A1.02 Preliminary Design Phase

- A. Not included

A1.03 Final Design Phase

- A. As Basic Services, Engineer shall:

1. Consult with Owner to define and clarify Owner's requirements for the Specific Project, including design objectives and constraints, space, capacity and performance requirements, flexibility, and expandability, and any budgetary limitations, and identify available data, information, reports, facilities plans, and site evaluations.
2. Visit the Site to review existing conditions.
3. Collect data related to the existing water storage tank.
4. Develop preliminary layout of the project site and site access.
5. Prepare 50% Drawings and Specifications indicating the scope and character of the Work to be performed and furnished by the Contractor.
6. Provide the Owner with a 50% design, drawings and specifications for their review.
7. Meet with the Owner to review the 50% drawings and specifications and solicit the Owner's input prior to advancing on to 95% drawings and specifications.
8. Prepare 95% Drawings and Specifications indicating the scope and character of the Work to be performed and furnished by the Contractor.
9. Provide the Owner with a 95% design, drawings and specifications for their review.

10. Meet with the Owner to review the 95% drawings and specifications and solicit the Owner's input prior to advancing on to 100% drawings and specifications.
 11. Develop the 100% drawings and specifications. Provide the Owner with three copies of the 100% drawings and specifications.
 12. Based on correspondence with the MT-DEQ, DEQ approval will not be required for this project since recoating is not in contact with the potable water. No Design Report or DEQ submittal is included under this scope.
 13. Develop and deliver to the Owner an opinion of probable Construction Cost.
- B. Engineer's services under the Final Design Phase will be considered complete on the date when Engineer has delivered to Owner the final Drawings and Specifications, including contracting and bidding-related documents.
- C. The number of prime contracts for Work designed or specified by Engineer upon which the Engineer's compensation has been established under this Task Order is one. If more prime contracts are awarded, Engineer shall be entitled to an equitable increase in its compensation under this Task Order.

A1.04 *Bidding or Negotiating Phase*

- A. As Basic Services, Engineer shall:
1. Assist Owner during the bidding process by developing an advertisement, printing of bid documents (Drawings and Specifications), distribution of bid documents, and maintaining a Plan Holders list.
 2. Coordinate and facilitate a pre-bid conference.
 3. Prepare and issue Addenda as appropriate to clarify, correct, or change the issued documents.
 4. Attend the bid opening, conduct a bid evaluation and prepare a recommendation of award to the Owner.
- B. The Bidding or Negotiating Phase will be considered complete upon the delivery of the recommendation of award. Any re-bidding, beyond the initial letting, will be considered an additional service, unless agreed upon by both parties.

A1.05 *Construction Phase*

- A. As Basic Services, Engineer shall:
1. *Coordinate the execution of the Contract Documents between the Owner and Contractor.*

2. *General Administration of Construction Contract:* Consult with Owner and act as Owner's representative as provided in the Construction Contract. The extent and limitations of the duties, responsibilities, and authority of Engineer shall be as assigned in EJCDC® C-700, Standard General Conditions of the Construction Contract (the Edition of which is to coincide with the current Montana Public Works Standard Specifications in effect at the time of a specific Task Order), prepared by the Engineers Joint Contract Documents Committee, or other construction general conditions specified in the Agreement. If Owner, or Owner and Contractor, modify the duties, responsibilities, and authority of Engineer in the Construction Contract, or modify other terms of the Construction Contract having a direct bearing on Engineer, then Owner shall compensate Engineer for any related increases in the cost to provide Construction Phase services. Engineer shall not be required to furnish or perform services contrary to Engineer's responsibilities as a licensed professional. All of Owner's instructions to Contractor will be issued through Engineer, which shall have authority to act on behalf of Owner in dealings with Contractor to the extent provided in this Agreement and the Construction Contract except as otherwise provided in writing.
3. *Pre-Construction Conference:* Coordinate and participate in a pre-construction conference prior to commencement of Work at the Site.
4. *Electronic Transmittal Protocols:* If the Construction Contract Documents do not specify protocols for the transmittal of Project-related correspondence, documents, text, data, drawings, information, and graphics, in electronic media or digital format, either directly, or through access to a secure Project website, then together with Owner and Contractor jointly develop such protocols for transmittals between and among Owner, Contractor, and Engineer during the Construction Phase and Post-Construction Phase.
5. *Original Documents:* If requested by Owner to do so, maintain and safeguard during the Construction Phase at least one original printed record version of the Construction Contract Documents, including Drawings and Specifications signed and sealed by Engineer and other design professionals in accordance with applicable Laws and Regulations. Throughout the Construction Phase, make such original printed record version of the Construction Contract Documents available to Contractor and Owner for review.
6. *Schedules:* Receive, review, and determine the acceptability of any and all schedules that Contractor is required to submit to Engineer, including the Progress Schedule, Schedule of Submittals, and Schedule of Values.
7. *Visits to Site and Observation of Construction:* In connection with observations of Contractor's Work while it is in progress:
 - a. Make up to three (3) visits to the Site at intervals appropriate to the various stages of construction, as Engineer deems necessary, to observe the progress of Contractor's executed Work. Such visits and observations by Engineer, are not intended to be exhaustive or to extend to every aspect of the Work or to involve

detailed inspections of the Work beyond the responsibilities specifically assigned to Engineer in the Agreement, this Task Order, and the Construction Contract Documents, but rather are to be limited to spot checking, selective sampling, and similar methods of general observation of the Work based on Engineer's exercise of professional judgment. Based on information obtained during such visits and observations, Engineer will determine in general if the Work is proceeding in accordance with the Construction Contract Documents, and Engineer shall keep Owner informed of the progress of the Work.

- b. The purpose of Engineer's visits to the Site, will be to enable Engineer to better carry out the duties and responsibilities assigned to and undertaken by Engineer during the Construction Phase, and, in addition, by the exercise of Engineer's efforts as an experienced and qualified design professional, to provide for Owner a greater degree of confidence that the completed Work will conform in general to the Construction Contract Documents and that Contractor has implemented and maintained the integrity of the design concept of the completed Project as a functioning whole as indicated in the Construction Contract Documents. Engineer shall not, during such visits or as a result of such observations of the Work, supervise, direct, or have control over the Work, nor shall Engineer have authority over or responsibility for the means, methods, techniques, sequences, or procedures of construction selected or used by any Constructor, for security or safety at the Site, for safety precautions and programs incident to any Constructor's work in progress, for the coordination of the Constructors' work or schedules, nor for any failure of any Constructor to comply with Laws and Regulations applicable to furnishing and performing of its work. Accordingly, Engineer neither guarantees the performance of any Constructor nor assumes responsibility for any Constructor's failure to furnish or perform the Work, or any portion of the Work, in accordance with the Construction Contract Documents.
 - c. In addition to the site visits, the Engineer will provide up to ninety (90) hours of quality assurance (QA) coating system inspection and testing as needed. These hours are based on a estimated nine days, 10 hours per day, of blasting and coating time needed to complete the work. Should the Contractor exceed this time, additional inspection hours will be provided as additional services. This inspection is limited to surface preparation and coating system application.
- 8. *Defective Work:* Reject Work if, on the basis of Engineer's observations, Engineer believes that such Work is defective under the terms and standards set forth in the Construction Contract Documents. Provide recommendations to Owner regarding whether Contractor should correct such Work or remove and replace such Work, or whether Owner should consider accepting such Work as provided in the Construction Contract Documents.
 - 9. *Compatibility with Design Concept:* If Engineer has express knowledge that a specific part of the Work that is not defective under the terms and standards set forth in the Construction Contract Documents is nonetheless not compatible with the design concept

of the completed Project as a functioning whole, then inform Owner of such incompatibility, and provide recommendations for addressing such Work.

10. *Clarifications and Interpretations:* Accept from Contractor and Owner submittal of all matters in question concerning the requirements of the Construction Contract Documents (sometimes referred to as requests for information or interpretation—RFIs), or relating to the acceptability of the Work under the Construction Contract Documents. With reasonable promptness, render a written clarification, interpretation, or decision on the issue submitted, or initiate an amendment or supplement to the Construction Contract Documents.
11. *Field Orders:* Subject to any limitations in the Construction Contract Documents, Engineer may prepare and issue Field Orders requiring minor changes in the Work.
12. *Change Orders and Work Change Directives:* Recommend Change Orders and Work Change Directives to Owner, as appropriate, and prepare Change Orders and Work Change Directives as required.
13. *Differing Site Conditions:* Respond to any notice from Contractor of differing site conditions, including conditions relating to underground facilities such as utilities, and hazardous environmental conditions. Promptly conduct reviews, obtain information, and prepare findings, conclusions, and recommendations for Owner's use, subject to the limitations and responsibilities under the Agreement and the Construction Contract.
14. *Non-reviewable matters:* If a submitted matter in question concerns the Engineer's performance of its duties and obligations, or terms and conditions of the Construction Contract Documents that do not involve (1) the performance or acceptability of the Work under the Construction Contract Documents, (2) the design (as set forth in the Drawings, Specifications, or otherwise), or (3) other engineering or technical matters, then Engineer will promptly give written notice to Owner and Contractor that Engineer will not provide a decision or interpretation.
15. *Shop Drawings, Samples, and Other Submittals:* Review take appropriate action with respect to Shop Drawings, Samples, and other required Contractor submittals, but only for conformance with the information given in the Construction Contract Documents and compatibility with the design concept of the completed Project as a functioning whole as indicated by the Construction Contract Documents. Such reviews will not extend to means, methods, techniques, sequences, or procedures of construction or to safety precautions and programs incident thereto.
16. *Substitutes and "or-equal":* Evaluate and determine the acceptability of substitute or "or-equal" materials and equipment proposed by Contractor, but subject to the provisions of Paragraph A2.01.B.2 of this Exhibit A.

17. *Inspections and Tests:*

- a. Receive and review all certificates of inspections, tests, and approvals required by Laws and Regulations or the Construction Contract Documents. Engineer's review of such certificates will be for the purpose of determining that the results certified indicate compliance with the Construction Contract Documents and will not constitute an independent evaluation that the content or procedures of such inspections, tests, or approvals comply with the requirements of the Construction Contract Documents. Engineer shall be entitled to rely on the results of such inspections and tests.
- b. As deemed reasonably necessary, request that Contractor uncover Work that is to be inspected, tested, or approved.
- c. Pursuant to the terms of the Construction Contract, require additional inspections or testing of the Work, whether or not the Work is fabricated, installed, or completed.

18. *Change Proposals and Claims:* (a) Review and respond to Change Proposals. Review each duly submitted Change Proposal from Contractor and, within 30 days after receipt of the Contractor's supporting data, either deny the Change Proposal in whole, approve it in whole, or deny it in part and approve it in part. Such actions shall be in writing, with a copy provided to Owner and Contractor. If the Change Proposal does not involve the design (as set forth in the Drawings, Specifications, or otherwise), the acceptability of the Work, or other engineering or technical matters, then Engineer will notify the parties that the Engineer will not resolve the Change Proposal. (b) Provide information or data to Owner regarding engineering or technical matters pertaining to Claims.

19. *Applications for Payment:* Based on Engineer's observations as an experienced and qualified design professional and on review of Applications for Payment and accompanying supporting documentation:

- a. Determine the amounts that Engineer recommends Contractor be paid. Recommend reductions in payment (set-offs) based on the provisions for set-offs stated in the Construction Contract. Such recommendations of payment will be in writing and will constitute Engineer's representation to Owner, based on such observations and review, that, to the best of Engineer's knowledge, information and belief, Contractor's Work has progressed to the point indicated, the Work is generally in accordance with the Construction Contract Documents (subject to an evaluation of the Work as a functioning whole prior to or upon Substantial Completion, to the results of any subsequent tests called for in the Construction Contract Documents, and to any other qualifications stated in the recommendation), and the conditions precedent to Contractor's being entitled to such payment appear to have been fulfilled in so far as it is Engineer's responsibility to observe the Work. In the case of unit price work, Engineer's recommendations of payment will include final

determinations of quantities and classifications of the Work (subject to any subsequent adjustments allowed by the Construction Contract Documents).

- b. By recommending payment, Engineer shall not thereby be deemed to have represented that observations made by Engineer to check the quality or quantity of Contractor's Work as it is performed and furnished have been exhaustive, extended to every aspect of Contractor's Work in progress, or involved detailed inspections of the Work beyond the responsibilities specifically assigned to Engineer in the Agreement or this Task Order. Neither Engineer's review of Contractor's Work for the purposes of recommending payments nor Engineer's recommendation of any payment including final payment will impose on Engineer responsibility to supervise, direct, or control the Work, or for the means, methods, techniques, sequences, or procedures of construction or safety precautions or programs incident thereto, or Contractor's compliance with Laws and Regulations applicable to Contractor's furnishing and performing the Work. It will also not impose responsibility on Engineer to make any examination to ascertain how or for what purposes Contractor has used the money paid to Contractor by Owner; to determine that title to any portion of the Work, including materials or equipment, has passed to Owner free and clear of any liens, claims, security interests, or encumbrances; or that there may not be other matters at issue between Owner and Contractor that might affect the amount that should be paid.
20. *Contractor's Completion Documents:* Receive from Contractor, review, and transmit to Owner maintenance and operating instructions, schedules, guarantees, bonds, certificates or other evidence of insurance required by the Construction Contract Documents, certificates of inspection, tests and approvals, and Shop Drawings, Samples, and other data reviewed as provided under Paragraph A1.05.A.17. Receive from Contractor, review, and transmit to Owner the annotated record documents which are to be assembled by Contractor in accordance with the Construction Contract Documents to obtain final payment. The extent of Engineer's review of record documents shall be to check that Contractor has submitted all pages.
 21. *Substantial Completion:* Promptly after notice from Contractor that Contractor considers the entire Work ready for its intended use, in company with Owner and Contractor, visit the Site to review the Work and determine the status of completion. Follow the procedures in the Construction Contract regarding the preliminary certificate of Substantial Completion, punch list of items to be completed, Owner's objections, notice to Contractor, and issuance of a final certificate of Substantial Completion. Assist Owner regarding any remaining engineering or technical matters affecting Owner's use or occupancy of the Work following Substantial Completion.
 22. *Final Notice of Acceptability of the Work:* Conduct a final visit to the specific Project to determine if the Work is complete and acceptable so that Engineer may recommend, in writing, final payment to Contractor.

23. *Standards for Certain Construction-Phase Decisions:* Engineer will render decisions regarding the requirements of the Construction Contract Documents, and judge the acceptability of the Work, pursuant to the specific procedures set forth in the Construction Contract for initial interpretations, Change Proposals, and acceptance of the Work. In rendering such decisions and judgments, Engineer will not show partiality to Owner or Contractor, and will not be liable to Owner, Contractor, or others in connection with any proceedings, interpretations, decisions, or judgments conducted or rendered in good faith.
 24. *Start-up:* Engineer will review operation and maintenance manuals submitted by the Contractor and will be on site during the equipment start-up and operator training.
 25. *Record Drawings:* Engineer will develop Record Drawing for the project and submit two paper copies to the Owner along with one digital copy in PDF format.
- B. *Duration of Construction Phase:* The Construction Phase will commence with the execution of the first Construction Contract for the specific Project or any part thereof and will terminate upon written recommendation by Engineer for final payment to Contractors. If the specific Project involves more than one prime contract as indicated in Paragraph A1.03.C, then Construction Phase services may be rendered at different times in respect to the separate contracts. Subject to the provisions of Article 3, Engineer shall be entitled to an equitable increase in compensation if Construction Phase services (including Resident Project Representative services, if any) are required after the original date for completion and readiness for final payment of Contractor as set forth in the final Construction Contract under the Task Order.

A1.06 *Post-Construction Phase*

- A. Upon written authorization from Owner during the Post-Construction Phase, as Basic Services, Engineer shall:
1. Together with Owner, visit the Project to observe any apparent defects in the Work, make recommendations as to replacement or correction of defective Work, if any, or the need to repair of any damage to the Site or adjacent areas, and assist Owner in consultations and discussions with Contractor concerning correction of any such defective Work and any needed repairs.
 2. Together with Owner, visit the Project within one month before the end of the Construction Contract's correction period to ascertain whether any portion of the Work or the repair of any damage to the Site or adjacent areas is defective and therefore subject to correction by Contractor.
- B. The Post-Construction Phase services may commence during the Construction Phase and, if not otherwise modified in this Exhibit A, will terminate twelve months after the commencement of the Construction Contract's correction period.

PART 2—ADDITIONAL SERVICES

A2.01 *Additional Services Requiring an Amendment to Task Order*

- A. *Advance Written Authorization Required:* During performance under a Task Order, Owner may authorize Engineer in writing to furnish or obtain from others Additional Services of the types listed below. Unless expressly indicated above or in the specific Task Order to be included Basic Services, the following services are not included as part of Basic Services and will be paid for by Owner as Additional Services, using the basis of compensation for Additional Services, as indicated in the specific Task Order.
1. Preparation of applications and supporting documents (in addition to those furnished under Basic Services) for private or governmental grants, loans, or advances in connection with the Specific Project; preparation or review of environmental assessments and impact statements; review and evaluation of the effects on the design requirements for the Specific Project of any such statements and documents prepared by others; and assistance in obtaining approvals of authorities having jurisdiction over the anticipated environmental impact of the Specific Project.
 2. Resident Project Representative Services beyond 100 hours.
 3. Services to make measured drawings of existing conditions or facilities, to conduct tests or investigations of existing conditions or facilities, or to verify the accuracy of drawings or other information furnished by Owner or others. This shall include any survey services not explicitly stated within the scope of services.
 4. Services resulting from significant changes in the scope, extent, or character of the portions of the Specific Project designed or specified by Engineer, or the Specific Project's design requirements, including, but not limited to, changes in size, complexity, Owner's schedule, character of construction, or method of financing; and revising previously accepted studies, reports, Drawings, Specifications, or Construction Contract Documents when such revisions are required by changes in Laws and Regulations enacted subsequent to the Effective Date of the Task Order or are due to any other causes beyond Engineer's control.
 5. Services resulting from Owner's request to evaluate additional Study and Report Phase alternative solutions beyond those agreed to herein.
 6. Services required as a result of Owner's providing incomplete or incorrect Specific Project information to Engineer.
 7. Providing renderings or models for Owner's use, including services in support of building information modeling or civil integrated management.
 8. Undertaking investigations and studies including, but not limited to:

- a. evaluation of additional alternatives;
 - b. detailed consideration of operations, maintenance, and overhead expenses;
 - c. based on the engineering and technical aspects of the Project, the preparation of feasibility studies (such as those that include projections of output capacity, utility project rates, project market demand, or project revenues) and cash flow analyses, provided that such services do not include rendering advice regarding municipal financial products or the issuance of municipal securities;
 - d. preparation of appraisals;
 - e. evaluating processes available for licensing, and assisting Owner in obtaining process licensing;
 - f. detailed quantity surveys of materials, equipment, and labor; and
 - g. audits or inventories required in connection with construction performed or furnished by Owner.
9. Furnishing services of Consultants for other than Basic Services.
10. Providing data or services of the types described in Exhibit B, when Owner retains Engineer to provide such data or services instead of Owner furnishing the same.
11. Providing the following services:
- a. Services attributable to more prime construction contracts than specified in Paragraph A1.03.C or the specific Task Order.
 - b. Services to arrange for performance of construction services for Owner by contractors other than the principal prime Contractor, and administering Owner's contract for such services.
12. Services during out-of-town travel required of Engineer, other than for visits to the Site or Owner's office as required in Basic Services.
13. Preparing for, coordinating with, participating in and responding to structured independent review processes, including, but not limited to, construction management, cost estimating, project peer review, value engineering, and constructability review requested by Owner; and performing or furnishing services required to revise studies, reports, Drawings, Specifications, or other documents as a result of such review processes.
14. Preparing additional bidding-related documents (or requests for proposals or other construction procurement documents) or Construction Contract Documents for alternate bids or cost estimates requested by Owner for the Work or a portion thereof.

15. Assistance in connection with bid protests, rebidding, or renegotiating contracts for construction, materials, equipment, or services, except when such assistance is required to complete services required by Paragraph 5.02.A and Exhibit F.
16. Preparing conformed Construction Contract Documents that incorporate and integrate the content of all Addenda and any amendments negotiated by Owner and Contractor.
17. Providing Construction Phase services beyond the original date for completion and readiness for final payment of Contractor, but only if such services increase the total quantity of services to be performed in the Construction Phase, rather than merely shifting performance of such services to a later date.
18. Supplementing Record Drawings with information regarding the completed Project, Site, and immediately adjacent areas obtained from field observations, Owner, utility companies, and other reliable sources.
19. Conducting surveys, investigations, and field measurements to verify the accuracy of Record Drawing content obtained from Contractor, Owner, utility companies, and other sources; revise and supplement Record Drawings as needed.
20. Preparation of operation, maintenance, and staffing manuals.
21. Protracted or extensive assistance in refining and adjusting of Project equipment and systems (such as initial startup, testing, and balancing).
22. Assistance to Owner in training Owner's staff to operate and maintain Specific Project equipment and systems.
23. Assistance to Owner in developing systems and procedures for (a) control of the operation and maintenance of Project equipment and systems, and (b) related recordkeeping.
24. Preparing to serve or serving as a consultant or witness for Owner in any litigation, arbitration, mediation, lien or bond claim, or other legal or administrative proceeding involving the Project.
25. Providing construction surveys and staking to enable Contractor to perform its work other than as required under Paragraph A1.05.A.8, and any type of property surveys or related engineering services needed for the transfer of interests in real property; and providing other special field surveys.
26. Providing more extensive services required to enable Engineer to issue notices or certifications requested by Owner.
27. Excessive services during any correction period, or with respect to guarantees called for in the Construction Contract (except as agreed to under Basic Services).

28. Provide assistance in responding to the presence of any Constituent of Concern at any Site, in compliance with current Laws and Regulations.
 29. Other additional services performed or furnished by Engineer not otherwise provided for in this Agreement.
- B. *Advance Written Authorization Not Required:* Engineer shall advise Owner in advance that Engineer will immediately commence to perform or furnish the Additional Services of the types listed below. For such Additional Services, Engineer need not request or obtain specific advance written authorization from Owner. Engineer shall cease performing or furnishing such Additional Services upon receipt of written notice from Owner. Unless expressly indicated above or in the specific Task Order to be included Basic Services, the following services are not included as part of Basic Services and will be paid for by Owner as Additional Services, using the basis of compensation for Additional Services, as indicated in the specific Task Order.
1. Services in connection with Work Change Directives and Change Orders to reflect changes requested by Owner.
 2. Services in making revisions to Drawings and Specifications occasioned by the acceptance of substitute materials or equipment other than "or equal" items; services after the award of the Construction Contract in evaluating and determining the acceptability of a proposed "or equal" or substitution which is found to be inappropriate for the Project; evaluation and determination of an excessive number of proposed "or equals" or substitutions, whether proposed before or after award of the Construction Contract.
 3. Services resulting from significant delays, changes, or price increases occurring as a direct or indirect result of materials, equipment, or energy shortages.
 4. Additional or extended services arising from (a) the presence at the Site of any Constituent of Concern or items of historical or cultural significance, (b) emergencies or acts of God endangering the Work, (c) damage to the Work by fire or other causes during construction, (d) a significant amount of defective, neglected, or delayed Work, (e) acceleration of the progress schedule involving services beyond normal working hours, or (f) default by Contractor.
 5. Services (other than Basic Services during the Post-Construction Phase) in connection with any partial utilization of the Work by Owner prior to Substantial Completion.
 6. Evaluating unreasonable or frivolous requests for interpretation or information (RFIs), Change Proposals, or other demands from Contractor or others in connection with the Work, or an excessive number of RFIs, Change Proposals, or demands.
 7. Reviewing a Shop Drawing or other Contractor submittal more than three times, as a result of repeated inadequate submissions by Contractor.

8. While at the Site, compliance by Engineer and its staff with those terms of Owner's or Contractor's safety program provided to Engineer subsequent to the Effective Date that exceed those normally required of engineering personnel by Federal, State, or local safety authorities for similar construction sites.

Task Order: Water Storage Tank Roof Recoat Project

In accordance with Paragraph 1.01 of the Agreement Between Owner and Engineer for Professional Services – Task Order Edition, dated December 5, 2017 ("Agreement"), as amended by Amendment No. 1 dated October 13, 2020, Owner and Engineer agree as follows:

1. Background Data

- A. Effective Date of Task Order: March 9, 2021
- B. Owner: City of Laurel
- C. Engineer: Kadrmass, Lee & Jackson, Inc. (dba "KLJ")
- D. Specific Project (title): Water Storage Tank Roof Recoat Project
- E. Specific Project (description): This project consists of the recoating of the exterior roof of the existing water storage tank.

2. Services of Engineer

- A. The specific services to be provided or furnished by Engineer under this Task Order are:

Set forth in Part 1—Basic Services of Exhibit A, "Engineer's Services for Task Order," modified for this specific Task Order, and attached to and incorporated as part of this Task Order.
- B. Resident Project Representative (RPR) Services
- C. Designing to a Construction Cost Limit – Not Used
- D. Other Services - None
- E. All of the services included above comprise Basic Services for purposes of Engineer's compensation under this Task Order.

3. Additional Services

- A. Additional Services that may be authorized or necessary under this Task Order are:

Set forth as Additional Services in Part 2—Additional Services, of Exhibit A, "Engineer's Services for Task Order," modified for this specific Task Order, and attached to and incorporated as part of this Task Order.

4. Owner's Responsibilities

Owner shall have those responsibilities set forth in Article 2 of the Agreement and in Exhibit B, subject to the following:

- Provide Engineer with access to the facilities, as needed to complete the project.
- Provide information included existing (as-built) plans and any prior studies, reports, etc. related to the existing storage tank.
- Review preliminary reports and plans provided by the Engineer.
- Pay advertisement cost during the bidding process.

5. Task Order Schedule

In addition to any schedule provisions provided in Exhibit A or elsewhere, the parties shall meet the following schedule:

- Owner will provide review comments, in writing, to Engineer for any draft deliverables submitted by Engineer. Owner will provide comments within 7-days of submission by Engineer. Owner acknowledges delays in review/response may extend the final schedule.
- Engineer shall provide periodic updates to Owner on the anticipated completion schedule, throughout the duration of the project.

6. Payments to Engineer

A. Owner shall pay Engineer for services rendered under this Task Order as follows:

Description of Service		Amount	Basis of Compensation
1.	Basic Services (Part 1 of Exhibit A)		
	a. Study and Report Phase (A1.01)	N/A	Lump Sum
	b. Preliminary and Final Design Phase (A1.02, A1.03)	\$15,847.00	Lump Sum
	c. Bidding or Negotiating Phase (A1.04)	\$12,356.00	Lump Sum
	d. Construction Phase (A1.05)	\$28,096.00	Direct Labor
	e. Post-Construction Phase (A1.06)	\$1,584.00	Direct Labor
	TOTAL COMPENSATION (lines 1.a-e)	\$57,883.00	
2.	Additional Services (Part 2 of Exhibit A)	(N/A)	Direct Labor

Compensation items and totals based in whole or in part on Hourly Rates or Direct Labor are estimates only. Lump sum amounts and estimated totals included in the breakdown by phases incorporate Engineer's labor, overhead, profit, reimbursable expenses (if any), and Consultants' charges, if any. For lump sum items, Engineer may alter the distribution of compensation between individual phases (line items) to be consistent with services actually rendered, but shall not exceed the total lump sum compensation amount unless approved in writing by the Owner.

- B. The terms of payment are set forth in Article 4 of the Agreement and in the applicable governing provisions of Exhibit C.

7. Consultants retained as of the Effective Date of the Task Order:

None

8. Other Modifications to Agreement and Exhibits:

None

9. Attachments:

Exhibit A – Engineer’s Services for Task Order

10. Other Documents Incorporated by Reference:

December 5, 2017 Agreement between Owner and Engineer for Professional Services, Task Order Edition

October 13, 2020 Amendment to Engineer-Owner Agreement, Amendment No. 1.

11. Terms and Conditions

Execution of this Task Order by Owner and Engineer shall make it subject to the terms and conditions of the Agreement (as modified above), which Agreement is incorporated by this reference. Engineer is authorized to begin performance upon its receipt of a copy of this Task Order signed by Owner.

The Effective Date of this Task Order is March 9, 2021.

OWNER: City of Laurel, Montana

ENGINEER: KLJ Engineering LLC.

By: _____

By: _____

Print Name: _____

Print Name: Mark Anderson

Title: _____

Title: Vice President, EPW

Engineer License or Firm's

Certificate No. (if required): PEL-EF-LIC-37

State of: Montana

DESIGNATED REPRESENTATIVE FOR TASK ORDER:

DESIGNATED REPRESENTATIVE FOR TASK ORDER:

Name: Kurt Markegard

Name: Doug Whitney

Title: Director of Public Works

Title: Project Manager

Address: PO Box 10, Laurel, MT 59044

Address: PO Box 80303 Billings, MT 59108-0303

E-Mail kmarkegard@laurel.mt.gov

E-Mail Doug.whitney@kljeng.com

Address: _____

Address: _____

Phone: 406-628-4796

Phone: 406-247-2913

File Attachments for Item:

7. Review of draft Council agenda for March 9, 2021.



**AGENDA
CITY OF LAUREL
CITY COUNCIL MEETING
TUESDAY, MARCH 09, 2021
6:30 PM
COUNCIL CHAMBERS**

NEXT RES. NO.
R18-XX

NEXT ORD. NO.
O18-XX

WELCOME . . . By your presence in the City Council Chambers, you are participating in the process of representative government. To encourage that participation, the City Council has specified times for citizen comments on its agenda -- once following the Consent Agenda, at which time citizens may address the Council concerning any brief community announcement not to exceed one minute in duration for any speaker; and again following Items Removed from the Consent Agenda, at which time citizens may address the Council on any matter of City business that is not on tonight's agenda. Each speaker will be limited to three minutes, unless the time limit is extended by the Mayor with the consent of the Council. Citizens may also comment on any item removed from the consent agenda prior to council action, with each speaker limited to three minutes, unless the time limit is extended by the Mayor with the consent of the Council. If a citizen would like to comment on an agenda item, we ask that you wait until the agenda item is presented to the Council by the Mayor and the public is asked to comment by the Mayor. Once again, each speaker is limited to three minutes.

Any person who has any question concerning any agenda item may call the City Clerk-Treasurer's office to make an inquiry concerning the nature of the item described on the agenda. Your City government welcomes your interest and hopes you will attend the Laurel City Council meetings often.

Pledge of Allegiance

Roll Call of the Council

Approval of Minutes

1. Approval of Minutes of February 23, 2021.

Correspondence

2. Laurel Airport Authority Minutes of January 26, 2021.

Council Disclosure of Ex Parte Communications

Public Hearing

3. Public Hearing - Variance
4. Public Hearing - Zoning

Consent Items

NOTICE TO THE PUBLIC

*The Consent Calendar adopting the printed Recommended Council Action will be enacted with one vote. **The Mayor will first ask the Council members if any Council member wishes to remove any item from the Consent Calendar for discussion and consideration.** The matters removed from the Consent Calendar will be considered individually at the end of this Agenda under "Items Removed from the Consent Calendar." (See Section 12.) The entire Consent Calendar, with the exception of items removed to be discussed under "Items Removed from the Consent Calendar," is then voted upon by roll call under one motion.*

5. Claims entered through March 5, 2021.
6. Approval of Payroll Register for PPE 2/21/21 totaling \$192,321.38.
7. Workshop Minutes November 19, 2019.
8. Workshop Minutes of July 7, 2020.

Ceremonial Calendar

Reports of Boards and Commissions

9. Budget/Finance Committee Minutes 2.23.2021.
10. Planning Board Minutes of February 17, 2021.

Audience Participation (Three-Minute Limit)

Citizens may address the Council regarding any item of City business that is not on tonight's agenda. Comments regarding tonight's agenda items will be accepted under Scheduled Matters. The duration for an individual speaking under Audience Participation is limited to three minutes. While all comments are welcome, the Council will not take action on any item not on the agenda.

Scheduled Matters

11. Resolution - A Resolution Declaring Certain City Property "Surplus" Available For Sale Or Trade To The Public Or Other Governmental Entities Or Vendors.
12. Resolution - A Resolution Granting A Variance To The Minimum Lot Size Requirement For Property Located Within The City Of Laurel's Community Commercial Zoning District For Property Located At 503 Fir Avenue/1313 E. Main Street, Within The City Of Laurel.- PH 3.9.2021
13. Resolution - A Resolution Approving Zone Changes For Block 7, Lots 3-11 Iron Horse Station Subdivision, Phase II, An Addition To The City Of Laurel.- PH 3.9.2021
14. Resolution - A Resolution Of The City Council Approving A Task Order For KLJ Engineering Inc. To Authorize Work On The Water Storage Tank Roof Recoat Project For The City Of Laurel.
15. Workshop Minutes of July 7, 2020.

Items Removed From the Consent Agenda

Community Announcements (One-Minute Limit)

This portion of the meeting is to provide an opportunity for citizens to address the Council regarding community announcements. The duration for an individual speaking under Community Announcements is limited to one minute. While all comments are welcome, the Council will not take action on any item not on the agenda.

Council Discussion

Council members may give the City Council a brief report regarding committees or groups in which they are involved.

Mayor Updates

Unscheduled Matters

Adjournment

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