



**AGENDA  
CITY OF LAUREL  
CITY COUNCIL WORKSHOP  
TUESDAY, JUNE 04, 2024  
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. Because of the Rules that govern public meetings, Council is not permitted to speak in response to any issue raised that is a non-Agenda item. The Mayor may provide factual information in response, with the intention that the matter may be addressed at a later meeting. In addition, City Council may request that a particular non-Agenda item be placed on an upcoming Agenda, for consideration. Citizens should not construe Council's "silence" on an issue as an opinion, one way or the other, regarding that non-Agenda matter. Council simply cannot debate an item that is not on the Agenda, and therefore, they must simply listen to the feedback given during public input. 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.*

*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.*

## **General Items**

### **Executive Review**

1. Resolution - A Resolution Of The City Council For Annexation Of Property Legally Described As A Portion Of Lot 7a-1, Of The Amended Plat Of Tracts 6a And 7a, Of The Amended Plat Of Tracts 6 And 7, Of Westbrooks Subdivision, Yellowstone County, Montana, According To The Official Plat On File In The Office Of The Clerk And Recorder Of Said County, Under Document No. 1684287. Excepting Therefrom That Portion Granted Unto The State Of Montana By Virtue Of Bargain And Sale Deed Recorded January 25, 1965, Book 807, Under Document No. 747048; And Excepting Therefrom That Portion Granted Unto The Montana Department Of Transportation By Virtue Of Bargain And Sale Deeds Recorded September 13, 2017 Under Document No. 3827294 And 3827295; And Excepting Therefrom That Portion Granted Unto The Montana Department Of Transportation By Virtue Of Warranty Deeds Recorded September 13, 2017 Under Document No. 3827296 And 3827297. Adjacent To The City Of Laurel, As An Addition To The City Of Laurel, Yellowstone County, Montana, With Concurrent Approval Of Zoning Designation Upon Annexation Of The Property.
2. Appointments to Public Works Committee. (Two Vacancies - No Term Expiration)
3. Appointment to the Laurel Airport Authority. (One Vacancy - Five-Year Term)
4. Appointments to Cemetery Commission. (Three Vacancies - Two-Year Term)
5. Appointment to Laurel Urban Renewal Agency. (One Vacancy - Four-Year Term)
6. Appointment to the Library Board. (One Vacancy - Five-Year Term)
7. City/County Planning Board Appointments. (Two Vacancies - Two Year - Term)
8. Tree Board Appointments. (Two Vacancies - Three-Year Term)

### **Council Issues**

9. Discussion on City Owned Bulk Water Station
10. Discussion on Fire Truck

## **Other Items**

### **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. 5100, or write to City Clerk, PO Box 10, Laurel, MT 59044, or present your request at City Hall, 115 West First Street, Laurel, Montana.*

**File Attachments for Item:**

1. Resolution - A Resolution Of The City Council For Annexation Of Property Legally Described As A Portion Of Lot 7a-1, Of The Amended Plat Of Tracts 6a And 7a, Of The Amended Plat Of Tracts 6 And 7, Of Westbrook Subdivision, Yellowstone County, Montana, According To The Official Plat On File In The Office Of The Clerk And Recorder Of Said County, Under Document No. 1684287. Excepting Therefrom That Portion Granted Unto The State Of Montana By Virtue Of Bargain And Sale Deed Recorded January 25, 1965, Book 807, Under Document No. 747048; And Excepting Therefrom That Portion Granted Unto The Montana Department Of Transportation By Virtue Of Bargain And Sale Deeds Recorded September 13, 2017 Under Document No. 3827294 And 3827295; And Excepting Therefrom That Portion Granted Unto The Montana Department Of Transportation By Virtue Of Warranty Deeds Recorded September 13, 2017 Under Document No. 3827296 And 3827297. Adjacent To The City Of Laurel, As An Addition To The City Of Laurel, Yellowstone County, Montana, With Concurrent Approval Of Zoning Designation Upon Annexation Of The Property.

**RESOLUTION NO. R24-\_\_**

**A RESOLUTION OF THE CITY COUNCIL FOR ANNEXATION OF PROPERTY LEGALLY DESCRIBED AS A PORTION OF LOT 7A-1, OF THE AMENDED PLAT OF TRACTS 6A AND 7A, OF THE AMENDED PLAT OF TRACTS 6 AND 7, OF WESTBROOKS SUBDIVISION, YELLOWSTONE COUNTY, MONTANA, ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE OFFICE OF THE CLERK AND RECORDER OF SAID COUNTY, UNDER DOCUMENT NO. 1684287. EXCEPTING THEREFROM THAT PORTION GRANTED UNTO THE STATE OF MONTANA BY VIRTUE OF BARGAIN AND SALE DEED RECORDED JANUARY 25, 1965, BOOK 807, UNDER DOCUMENT NO. 747048; AND EXCEPTING THEREFROM THAT PORTION GRANTED UNTO THE MONTANA DEPARTMENT OF TRANSPORTATION BY VIRTUE OF BARGAIN AND SALE DEEDS RECORDED SEPTEMBER 13, 2017 UNDER DOCUMENT NO. 3827294 AND 3827295; AND EXCEPTING THEREFROM THAT PORTION GRANTED UNTO THE MONTANA DEPARTMENT OF TRANSPORTATION BY VIRTUE OF WARRANTY DEEDS RECORDED SEPTEMBER 13, 2017 UNDER DOCUMENT NO. 3827296 AND 3827297. ADJACENT TO THE CITY OF LAUREL, AS AN ADDITION TO THE CITY OF LAUREL, YELLOWSTONE COUNTY, MONTANA, WITH CONCURRENT APPROVAL OF ZONING DESIGNATION UPON ANNEXATION OF THE PROPERTY.**

**Commented [NW1]:** Need legal description and exhibit for portion to be annexed. This is the abbreviated legal for the overall parcel.

WHEREAS, a Petition for Annexation was submitted to the City of Laurel by Michael Stitzinger, Hans Stitzinger, and James F. Stitzinger Jr., who are the property owners (hereinafter "Petitioner") of certain real property situated in Yellowstone County, Montana;

WHEREAS, the real property is generally described as a portion of The real property is generally reflected on the Exhibits to the Petition for Annexation, which is incorporated by reference herein, and it includes all contiguous roadways and rights-of-way;

WHEREAS, the property is currently unzoned, and Petitioner intends to utilize the property, if annexed, for Highway Commercial purposes;

WHEREAS, the property is currently outside of City of Laurel City limits, and Petitioner seeks annexation of the property and a concurrent Zoning Designation as "Highway Commercial";

WHEREAS, pursuant to the City of Laurel's Annexation Policy, the City Council shall consider various criteria when it receives a written Petition for Annexation, which are fully incorporated by reference herein;

WHEREAS, further pursuant to the City of Laurel's Annexation Policy, the City Council may decide to either condition the approval of the annexation in order to meet the criteria listed in the City of Laurel's Annexation Policy or require an Annexation Agreement;

WHEREAS, Petitioner currently seeks annexation of its property into the City of Laurel, contingent upon completion of the terms of the Annexation Agreement, attached hereto and fully incorporated herein, which identifies required off-site infrastructure improvements and guarantees of those improvements;

WHEREAS, in addition to annexation contingent upon completion of the terms of the Annexation Agreement, the City of Laurel's Annexation Policies require the mutual-approval of a Development Agreement prior to issuance of a building permit between the City and Petitioner; and

WHEREAS, an amended survey for the portion of the Petitioner's property that will be annexed shall be prepared and filed with Yellowstone County as part of this annexation; and

WHEREAS, the Laurel City-County Planning Board held a duly advertised public hearing on Petitioner's Petition for Zoning Designation on April 17, 2024. At the conclusion of the hearing, the Planning Board voted to recommend approval to the City Council of the Zoning Designation, conditioned upon approval of the proposed annexation; and

WHEREAS, the City Council held a duly advertised public hearing regarding Petitioner's Petition for Annexation and Concurrent Approval of Zoning Designation on June 11, 2024. At the conclusion of the hearing, the City Council determined that approval of the Petition for Annexation and Concurrent Approval of Zoning Designation is in the best interests of the City at this time;

WHEREAS, the annexation of the property and zoning is subject to an Annexation Agreement by and between the City of Laurel and the Petitioner, which will be executed by and between the Petitioner and the City of Laurel and will be attached hereto and fully incorporated as part of this Resolution. In addition, the final annexation of the property and zoning may be subject to Laurel Municipal Code Chapter 12.38 - developer reimbursement of water and wastewater extension costs by and between the City of Laurel and the Petitioner, which will be executed by and between the Petitioner and the City of Laurel and will be attached to all final annexation documents and Resolution(s), once all conditions of approval, including execution and completion of a Late Comers Agreement, are completed by the Petitioner and the City.

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

1. The owner of record of the territory annexed to the City of Laurel has executed a Petition of Annexation.
2. Pursuant to Mont. Code Ann. § 7-2-46, the incorporated boundaries of the City of Laurel shall be and the same hereby is extended and/or expanded to include

R24-\_\_ Annexation of Love's

the territory described in Petitioner's Petition for Annexation and all attached Exhibits.

3. The following described territory is hereby annexed to the City of Laurel: A PORTION OF LOT 7A-1, OF THE AMENDED PLAT OF TRACTS 6A AND 7A, OF THE AMENDED PLAT OF TRACTS 6 AND 7, OF WESTBROOKS SUBDIVISION, YELLOWSTONE COUNTY, MONTANA, ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE OFFICE OF THE CLERK AND RECORDER OF SAID COUNTY, UNDER DOCUMENT NO. 1684287. EXCEPTING THEREFROM THAT PORTION GRANTED UNTO THE STATE OF MONTANA BY VIRTUE OF BARGAIN AND SALE DEED RECORDED JANUARY 25, 1965, BOOK 807, UNDER DOCUMENT NO. 747048; AND EXCEPTING THEREFROM THAT PORTION GRANTED UNTO THE MONTANA DEPARTMENT OF TRANSPORTATION BY VIRTUE OF BARGAIN AND SALE DEEDS RECORDED SEPTEMBER 13, 2017 UNDER DOCUMENT NO. 3827294 AND 3827295; AND EXCEPTING THEREFROM THAT PORTION GRANTED UNTO THE MONTANA DEPARTMENT OF TRANSPORTATION BY VIRTUE OF WARRANTY DEEDS RECORDED SEPTEMBER 13, 2017 UNDER DOCUMENT NO. 3827296 AND 3827297. ADJACENT TO THE CITY OF LAUREL, AS AN ADDITION TO THE CITY OF LAUREL, YELLOWSTONE COUNTY, MONTANA, WITH CONCURRENT APPROVAL OF ZONING DESIGNATION UPON ANNEXATION OF THE PROPERTY. The real property is generally reflected on the Exhibits to the Petition for Annexation, which is incorporated by reference herein, and it includes all contiguous roadways and rights-of-way.
4. The owner of record of the territory annexed to the City of Laurel and the City of Laurel will execute an Annexation Agreement, which terms and conditions are made a part of this Resolution and the Petition for Annexation.
5. The owner of record of the territory annexed to the City of Laurel and the City of Laurel will execute a Development Agreement prior to the issuance of a building permit.
6. That the approval of the annexation is conditioned as follows:
  - A. On all terms, conditions, and requirements of the Annexation Agreement and between the City of Laurel and Petitioner.
  - B. The Waiver of Right to Protest, a copy of which is attached hereto and incorporated by reference herein, and this Resolution, shall be recorded with the County Clerk and Recorder within ninety (90) days after the adoption of this Resolution.

C. Connections to the City of Laurel Water and Sewer Systems shall be approved by the City of Laurel's Public Works Department.

D. Any Late Comers Agreement must be agreed upon and approved by the City prior to the water and sewer service lines being put to use and will terminate no sooner than 7 years from the date of any late comers agreement by the developer and the City.

E. All improvements and infrastructure connections shall be completed within one calendar year from the date this Resolution is approved.

7. That the approval of the zoning designation is conditioned upon approval of the annexation, and upon approval of the annexation, the property shall be zoned as "Highway Commercial."
8. This Resolution shall be incorporated into the official minutes of the City Council, and upon said incorporation, the City Clerk-Treasurer shall file a true and correct certified copy of this Resolution and Meeting Minutes with the Yellowstone County Clerk and Recorder.
9. From and after the date that the City Clerk-Treasurer files such certified copy of this Resolution and of the City Council Meeting Minutes with the Yellowstone County Clerk and Recorder, this Annexation of the above-described territory to the City of Laurel shall be deemed complete and final.
10. Annexation and the City's responsibility for providing service to the property shall become null and void upon Petitioner's failure to satisfy the conditions imposed by the City Council by and through this Resolution, the Petition for Annexation, and the Annexation Agreement by and between the City of Laurel and the Petitioner.

Introduced at a regular meeting of the City Council on the 11<sup>th</sup> day of June 2024, by Council Member\_\_\_\_\_.

PASSED and APPROVED by the City Council of the City of Laurel the 11<sup>th</sup> day of June 2024.

APPROVED by the Mayor the 11<sup>th</sup> day of June 2024.

CITY OF LAUREL

\_\_\_\_\_  
Dave Waggoner, Mayor

ATTEST:

\_\_\_\_\_  
Kelly Strecker, Clerk-Treasurer

APPROVED AS TO FORM:

\_\_\_\_\_  
Michele L. Braukmann, Civil City Attorney

R24-\_\_ Annexation of Love's



Return to:  
Love's Travel Stops & Country Stores, Inc.  
10601 N Pennsylvania Avenue  
Oklahoma City, OK 73120

**ANNEXATION AGREEMENT**

**THIS ANNEXATION AGREEMENT** is made this \_\_\_\_ day of \_\_\_\_\_, 2024, by and between **LOVE'S TRAVEL STOPS & COUNTRY STORES, INC.**, with a mailing address at 10601 N Pennsylvania Avenue, Oklahoma City, OK 73120, (the "Developer"), and the **CITY OF LAUREL, MONTANA**, a municipal corporation with a mailing address at 115 West 1<sup>st</sup> Street, Laurel, MT, 59044 (the "City").

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

A portion of Lot 7A-1, of the Amended Plat of Tracts 6A and 7A, of the Amended Plat of Tracts 6 and 7, of Westbrooks Subdivision, Yellowstone County, Montana, according to the official plat on file in the office of the Clerk and Recorder of said County, under Document No. 1684287.

EXCEPTING THEREFROM that portion granted unto The State of Montana by virtue of Bargain and Sale Deed recorded January 25, 1965, Book 807, Under Document No. 747048; and EXCEPTING THEREFROM that portion granted unto The Montana Department of Transportation by virtue of Bargain and Sale Deeds recorded September 13, 2017 Under Document No. 3827294 and 3827295; and EXCEPTING THEREFROM that portion granted unto The Montana Department of Transportation by virtue of Warranty Deeds recorded September 13, 2017 Under Document No. 3827296 and 3827297.

**WHEREAS**, the Developer has submitted to the City a Petition for Annexation to the City for Developer Tract; and

**WHEREAS**, the Developer desires to annex Developer Tract to the City; and

**WHEREAS**, the City has approved the Petition for Annexation by Resolution No. \_\_\_\_\_ for the Developer Tract contingent that a Development Agreement, be executed between the City and the Developer to identify required off-site infrastructure improvements and guarantees of those improvements.

**Commented [NW1]:** Need legal description and exhibit for portion to be annexed. This is the abbreviated legal for the overall parcel.

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

1. **Roads and Access.** The Developer Tract shall be accessible by 19<sup>th</sup> Avenue (I-90 Business) and Old HWY 10. No improvements to 19<sup>th</sup> Avenue (I-90 Business) or Old HWY 10 will be constructed upon annexation. Future development or subdivision of the Developer Tract may require 19<sup>th</sup> Avenue (I-90 Business) and/or Old HWY 10 to be improved to Montana Department of Transportation standards in a Subdivision Improvements Agreement or Development Agreement at the time of subdivision or lot development.
2. **Sanitary Sewer.** Developer Tract shall be served by the City wastewater system. The Developer shall extend a new main from the existing 8-inch sanitary sewer main in Old HWY 10 at 8<sup>th</sup> Street. Plans and specifications shall be approved by the Public Works Department.
3. **Water.** Developer Tract shall be served by the City water system. The Developer shall extend a new water main from the existing 12" water main in Old HWY 10 at 8<sup>th</sup> Street. Plans and specifications shall be approved by the Public Works Department.
4. **Storm Drain.** The property shall tie into the stormwater drainage system wherever possible. If a connection is not possible, the property shall manage stormwater on the property.
5. **Right-of-Way.** No right-of-way is to be dedicated upon annexation. Rights-of-way shall be dedicated upon future subdivision of the Developer Tract for any proposed public streets.
6. **Future Intersection Contributions.** No intersection contributions are required upon annexation. Future development or subdivision of the Developer Tract may require intersection contributions that shall be defined in a Subdivision Improvements Agreement or Development Agreement based on the recommendations of an approved traffic impact study (if required).
7. **Late Comers Agreement.** To be determined separately of this agreement but consistent with Laurel Municipal Code Chapter 12.38 - DEVELOPER REIMBURSEMENT OF WATER AND WASTEWATER EXTENSION COSTS. Developer retains the option to utilize this late comers agreement until the final acceptance of the water and sewer extensions to developers property.
8. **Land Survey Amendment.** Developer will prepare an amended survey indicating the portion of the property to be annexed in an approved form that is recordable with Yellowstone County.

9. **Zoning.** The Property is to be zoned as Highway Commercial.
10. **Compliance.** Nothing herein shall be deemed to exempt the Developer Tract from compliance with any current or future City laws, rules, regulations, or policies that are applicable to the development, redevelopment, or use of the subject property.
11. **Runs with Land.** The covenants, agreements, and all statements in this Agreement and in the incorporated and attached Waiver shall run with the land and shall be binding on the heirs, personal representatives, successors, and assigns of the respective parties.
12. **Attorney's Fees.** In the event it becomes necessary for either party to this Agreement to retain an attorney to enforce any of the terms or conditions of this Agreement or to give any notice required herein, then the prevailing party or the party giving notice shall be entitled to reasonable attorney fees and costs, including those fees and costs of in-house counsel.
13. **Amendments and Modifications.** Any amendments or modifications of this Agreement shall be made in writing and executed in the same manner as this original document and shall after execution become part of this Agreement.

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

LOVE’S TRAVEL STOPS & COUNTRY STORES, INC.

By: \_\_\_\_\_

Title: \_\_\_\_\_

“Developer”

STATE OF OKLAHOMA )

) ss.

COUNTY OF OKLAHOMA )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me, \_\_\_\_\_ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to this instrument, and acknowledged the he/she/they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal on the day and year in this certificate first above written.

(SEAL)

\_\_\_\_\_  
Notary Public for the State of \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



CITY HALL  
115 W. 1<sup>ST</sup> ST.  
PUB. WORKS: 628-4796  
WATER OFC.: 628-7431  
COURT: 628-1964  
FAX 628-2241

# City Of Laurel

P.O. Box 10  
Laurel, Montana 59044



Office of the Planning Director

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**PLANNING BOARD AND ZONING COMMISSION**  
**A portion of Westbrook's Subdivision Tract 7A-1 of the**  
**amended plat of Tracts 6A and 7A of the amended plat of tracts 6**  
**and 7 of Westbrook's Subdivision and a portion of Tract 5 of**  
**Westbrook's Subdivision less Highway ROW**  
**Annexation and Initial Zoning**

**Applicant:**

Michael Stitzinger  
Hans Stitzinger  
James Stitzinger  
5931 Ridgeview Dr.  
Doylestown, PA 18902-1379

The Stitzinger Family is 100% of the land ownership. Annexation pursuant to §7-2-4601 et. seq. MCA. (Annexation by Petition).

**Request:**

The applicants representing 100% of the ownership of lands involved, has Petitioned the City of Laurel for Annexation of approximately 23.17 acres of property adjacent to the City of Laurel with an initial Zoning Designation of Highway Commercial for concurrent review.

The subject property is generally described as a Lot 7A1, A portion of Westbrook's Subdivision Tract 7A-1 of the amended plat of Tracts 6A and 7A of the amended plat of tracts 6 and 7 of Westbrook's Subdivision and a portion of Tract 5 of Westbrook's Subdivision less Highway ROW Section 17, Township 2 South, Range 24 East P.M.M., Yellowstone County, Montana, An annexation Exhibit, which is incorporated into this report by reference, has been submitted in support of the Petition and Requested Initial Zoning.

## Process:

The annexation petition and requested initial zoning has been scheduled for consideration and a public hearing by the Laurel – Yellowstone City County Planning Board and Zoning Commission for 6 p.m. on Wednesday, April 17, 2024. The City Council will consider the annexation and zoning designation at a future council meeting.

## Analysis of the Request

- The Stitzinger Family represents 100% of the land ownership involved in the petition.
- The 2020 Laurel Growth Policy designates the property as a ‘growth area’ of the city.
- The current use of the property is nonproductive agriculture as nothing has been planted on the property since the new highway interchange was constructed.
- The requested zone Laurel “Highway Commercial” provides uses compatible to lands adjacent to roads and is consistent with the requirements of R-08-22 that lands embraced by the city be assigned R-7500 or greater. This property is not conducive to residential development.
- The subject property was presumed to be zoned “Highway Commercial” and is now presumed to be not zoned but Yellowstone County is in the process to zone it “Highway Commercial”.
- **Highway commercial (HC) district - The purpose of this district is to provide areas for commercial and service enterprises which are intended primarily to serve the needs of the tourist, traveler, recreationist, or the general traveling public. Areas designated as highway commercial should be located in the vicinity of, and accessible from freeway interchanges, intersections in limited access highways, or adjacent to primary or secondary highways. The manner in which the services and commercial activities are offered should be carefully planned in order to minimize the hazard to the safety of the surrounding community and those who use such services; and to prevent long strips of commercially zoned property.**
- MCA 76-2-Part 46 annexation requires that the land use designation be ‘consistent with the prevailing use of the property, consistent with the prevailing County Zoning Assignment, and/or consistent with the current growth policy’. All lands outside the City of Laurel were previously thought to have been extraterritorial zoned and Yellowstone County is now exercising zoning authority from 2024 and forward.
- In addition to the extension of urban scale services the City Zoning provides options for development that are not available to rural properties.
- The initial zoning must be considered under City Resolution R-08-22 (Annexation), the Laurel Municipal Code Title 17 (Zoning).
- The question of annexation and initial zoning must be heard by the Laurel – Yellowstone City County Planning Board and Zoning Commission to give a recommendation of the zoning assignment to the City of Laurel City Council.
- Is the requested annexation and initial zoning in the best interest of the City and Citizens of the City of Laurel.
- The property is situated such that street rights-of-way will need to be annexed to the subject property. The highways in the area are under the control of the Montana Department of Transportation.

**Findings:**

- ✓ The subject property is adjacent to the City of Laurel via a street connection.
- ✓ The City Council is not required to submit the question of annexation to the qualified electors of the area to be annexed as the petition is signed by 100% of the owners.
- ✓ The city may annex the property as 100% of the ownership of same has petitioned the city for annexation.
- ✓ The driver for the annexation request is to develop the property for commercial purposes. The agents working with the property owners want to have city water and sewer services.
- ✓ The property has been identified as a high priority area in Chapter 7.5, Annexation, of the 2020 Growth Policy and is included in the Planning Jurisdiction Map annexation priority boundaries. As such, the requested zoning is consistent with the Laurel Growth Policy.
- ✓ The proposed assignment of “Highway Commercial” meets all the statutory requirements of MCA 76-2-46 annexation and zoning assignment.
- ✓ The Laurel “Highway Commercial” Zone is determined to be a “greater than” R-7500 classification density.
- ✓ The extension of city services will be at the owner’s expense (R-08-22) and in accordance with the Annexation Agreement or a development agreement as approved by the City Council and requirements of the Public Works Department and the Montana Department of Transportation
- ✓ The city can provide services to the property both existing and proposed if extension of water, sewer. Storm water will have to be stored on site.

**12 Point Test for Zoning:**

- I. Is the zoning in accordance with the growth policy;
  - The Growth Policy identifies all the property proposed for annexation as an annexation priority area.
  - Resolution R-08-22 requires zoning assignment at annexation at R-7500 or greater.
  - The Zone “Highway Commercial” meets the definition as ‘greater than’ R-7500 and is not a residential planned area.

Finding:

The requested zoning is in accordance with the Growth Policy.

- II. Is the zoning designed to lessen congestion in the streets;
  - The proposed zoning along with the annexation agreement will allow development of the property consistent with the adjoining interstate traffic.
  - Proposed development that would potentially impact roads and a traffic impact analysis is being developed for the Montana Department of Transportation.
  - Highways adjacent to this property are all within the Montana Department of Transportation. City streets are not in the area.

Finding:



The requested zoning will have a material impact on the State of Montana Department of Transportation. The City may see increased traffic as with any added development of property.

- III. Is the zoning designed to secure safety from fire, panic, and other dangers;
- Fire hydrants and water supply should be adequate if they meet the requirements from the Public Works Department.

Finding:

The requested zoning will not have an adverse impact on safety from fire, panic, or other dangers.

- IV. Is the zoning designed to promote health and the general welfare;
- The land is adjacent to the interstate highway system and “highway commercial” zoning allows for land uses to provide places for the traveling public to eat, fuel their vehicles, and rest.

Finding:

The requested zoning will promote the public health and the general welfare.

- V. Is the zoning designed to provide adequate light and air;
- The existing zoning imposes building setbacks, height limits, limits on the number of buildings on a single parcel, and reasonable area limits on new development.
  - The proposed “Highway Commercial” zone provides restrictions on structure height, setbacks, lot coverage. These standards exist to provide open spaces and adequate light and air.
  - The existing development has more than adequate separation from surrounding uses.

Finding

The requested zoning will provide adequate light and air.

- VI. Is the zoning designed to prevent the overcrowding of land;
- The existing zoning imposes building setbacks, height limits, limits on the number of buildings on a single parcel, and reasonable area limits on new development.

Finding:

The proposed zoning will prevent the overcrowding of land.

- VII. Is the zoning designed to avoid undue concentration of population;
- The existing zoning imposes building setbacks, height limits, limits on the number of buildings on a single parcel, and reasonable area limits on new development.
  - The subject property is large enough to provide adequate separation from surrounding uses.
  - The property is not going to be used for residential development with the “Highway Commercial” designation.

Finding:

The proposed zoning will prevent the undue concentration of population.

- VIII. Is the zoning designed to facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements;
- The requested zoning will allow for transportation services as defined in “Highway Commercial” designation in the Laurel Municipal Code.

Finding:

The requested zoning will facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements.

- IX. Does the zoning give reasonable consideration to the character of the district and its peculiar suitability for particular uses;
- The requested zoning is consistent with the Growth Policy.
  - The property is compatible with surrounding development and had been believe to be previously zoned “Highway Commercial” in the extraterritorial zoning for the City of Laurel.
  - The water and sewer infrastructure with this annexation is for the intended use of the property and will need final approval from the City of Laurel City Council and the Public Works Department as well as the Montana Department of Transportation.

Finding:

The requested zoning is consistent with surrounding uses, the Growth Policy and provides for opportunities with suitable uses.

- X. Does the zoning give reasonable consideration to the peculiar suitability of the property for its particular uses;
- The requested zoning is consistent with the Growth Policy.
  - The property is compatible with surrounding development and is consistent with interstate highways adjacent to the property.
  - The water and sewer infrastructure proposed with the annexation will have to meet infrastructure requirements by the Public Works Department and the Montana Department of Transportation.

Finding:

The requested zoning is in keeping with the character of the development in the area.

- XI. Will the zoning conserve the value of buildings;
- The extension and availability of public water and sewer resultant from annexation and initial zoning will add value to buildings as the proposed use is substantially like or complementary to surrounding buildings and uses.
  - The requested zoning is consistent with the Growth Policy.
  - The proposed zoning is not anticipated that there would be any adverse effect on the value of surrounding buildings or lands.

**Finding:**

The value of existing buildings both on and adjacent to the requested zone will either be enhanced or not affected by the proposed zoning.

- XII. Will the zoning encourage the most appropriate use of land throughout the municipality?
- The requested zoning is consistent with the Growth Policy.
  - The requested zoning is consistent with the prevailing land uses and zoning surrounding the property.

**Finding:**

The requested zoning provides for the most appropriate use of land in the municipality which will keep non-residential traffic close to the interstate.

**Conclusion:**

The petition for annexation into the City of Laurel with the initial zoning assignment of Laurel “Highway Commercial” appears to be consistent with the requirements of City Council Resolution R-08-22. Additionally, the annexation, extension of services, and initial zoning assignment is in the best interest of both the City of Laurel and the property owners.

**RECOMMENDATION**

The Laurel – Yellowstone City County Planning Board should find that “Highway Commercial” zoning is an appropriate zoning designation and recommend that the Laurel City Council adopt the Findings of Fact outlined in this report. The City Council must annex the lands and can hold a joint Public Hearing allowed for in MCA 76-2-303 3(B) ) A joint hearing authorized under this subsection (3) fulfills a municipality's obligation regarding zoning notice and public hearing for a proposed annexation. Laurel Municipal Code chapter 17.12.220(G) The hearing for annexation and zone change may be held at the same time.

- That an Amended Plat or Certificate of Survey suitable for filing with Yellowstone County that describes the tract of land to be annexed be submitted.
- That an Annexation Agreement or development agreement is submitted for acceptance by the City Council.

Map for proposed annexation for a portion of Lot7A1 of the amended plat of Tracts 6 and 7 and a portion of tract 5 of West brook Subdivision and the adjoining highway rights of way.



**CITY OF LAUREL, MONTANA  
REQUEST FOR ANNEXATION  
AND PLAN OF ANNEXATION**

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

1. Only parcels of land adjacent to the City of Laurel municipal limits will be considered for annexation. “Adjacent to” also includes being across a public right of way. If the parcel to be annexed is smaller than one city block in size (2.06 acres), the city council must approve consideration of the request; the applicant must make a separate written request to the city council stating their wish to annex a parcel of land less than one city block in. Once the council approves the request, the applicant can apply for annexation.

2. Applicant landowner’s name: Michael Stitzinger, Hans Stitzinger, James F. Stitzinger, Jr.  
Address: Michael Stitzinger, 5931 Ridgeview Dr, Doylestown, PA 18902-1379  
Phone: \_\_\_\_\_

3. Parcel to be annexed: (If it is not surveyed or of public record, it must be of public record PRIOR to applying for annexation.)  
Legal description: WESTBROOKS SUBD, S17, T02 S, R24 E, Lot 7A1, AMND TR 6A & 7A & POR TR 5 LESS HWY ROW (18)  
Lot size: +/- 23.17 Acres  
Present use: Vacant/Undeveloped  
Planned use: HC – Highway Commercial for Love’s Travel Stop Development  
Present zoning: HC – Highway Commercial  
(Land which is being annexed automatically becomes zoned R-7500 when it is officially annexed [City ordinance 17.12.220])

4. City services: The extension of needed city services shall be at the cost of the applicant after annexation by the city has been approved. As part of the application process, each of the following city services must be addressed with an explanation:

Water Service:

Location of existing main: 8<sup>th</sup> Avenue & Old Hwy 10 W Intersection  
Cost of extension of approved service: \$488,000  
How cost determined: Engineer’s estimate of probable cost  
Timeframe for installation: Spring 2025

Sewer Service:

Location of existing main: 8<sup>th</sup> Avenue & Old Hwy 10 W Intersection  
Cost of extension of approved service: \$511,800

How cost determined: Engineer's estimate of probable cost  
Timeframe for installation: Spring 2025  
How financed: Private

Streets:

Is there any adjoining County ROW to the proposed annexation: the site fronts Old Hwy 10 W and 19<sup>th</sup> Ave W  
Location of existing paved access: there are currently no paved accesses  
Cost of paving: N/A  
How cost determined: N/A  
Timeframe for construction: N/A

**Other required improvements: Provide above information on attached pages.**

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

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



March 6, 2024

Kurt Markegard, Planning Director  
City of Laurel  
115 West 1<sup>st</sup> Street  
Laurel, MT 59044

Re: Letter of Authorization  
Laurel, MT Love's Development Project

Dear Mr. Markegard:

This letter will serve as authorization for Love's Travel Stops and Country Stores, Inc. (Love's), and their Agent, JSA Civil, LLC, to prepare and process the necessary documents relative to the annexation, zoning assignment, utility extensions, and site development permitting for Tract 7A-1 of the Westbrook's Subdivision (Yellowstone County TPN 03082117207010000).

Signed:

Hans Stitzinger *Hans Stitzinger* 3/13/24  
Signature Date

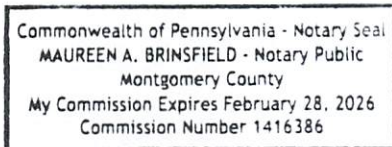
STATE OF Pennsylvania )  
 ) ss.  
County of Montgomery )

On this 13 day of March, 2024, personally appeared before me,  
Hans Stitzinger proved to me on the basis of satisfactory evidence to be  
the person(s) whose name(s) are subscribed to this instrument, and acknowledged the he/she/they executed  
the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal on the day and year in  
this certificate first above written.

Maureen A. Brinsfield  
Notary Public for the State of Pennsylvania  
Residing at: Horsham, PA  
My Commission Expires: 2/28/26

(SEAL)













## Technical Memorandum

**To:** City of Laurel  
**From:** Nick Wheeler | JSA Civil, LLC  
**Date:** March 13, 2024  
**Subject:** Annexation Request – Project Narrative  
**Project:** Laurel, MT Love’s Travel Stop

---

### Project Narrative

**Annexation Overview:**

Love’s Travel Stops & Country Stores, Inc. (Love’s) is requesting the annexation of approximately 23.17 acres into the City of Laurel, Montana city limits as shown on the enclosed preliminary civil engineering plans. The subject site is a portion of Yellowstone County Tax Parcel Number 0382117207010000, legally described as Tract 7A-1 of Westbrook’s Subdivision.

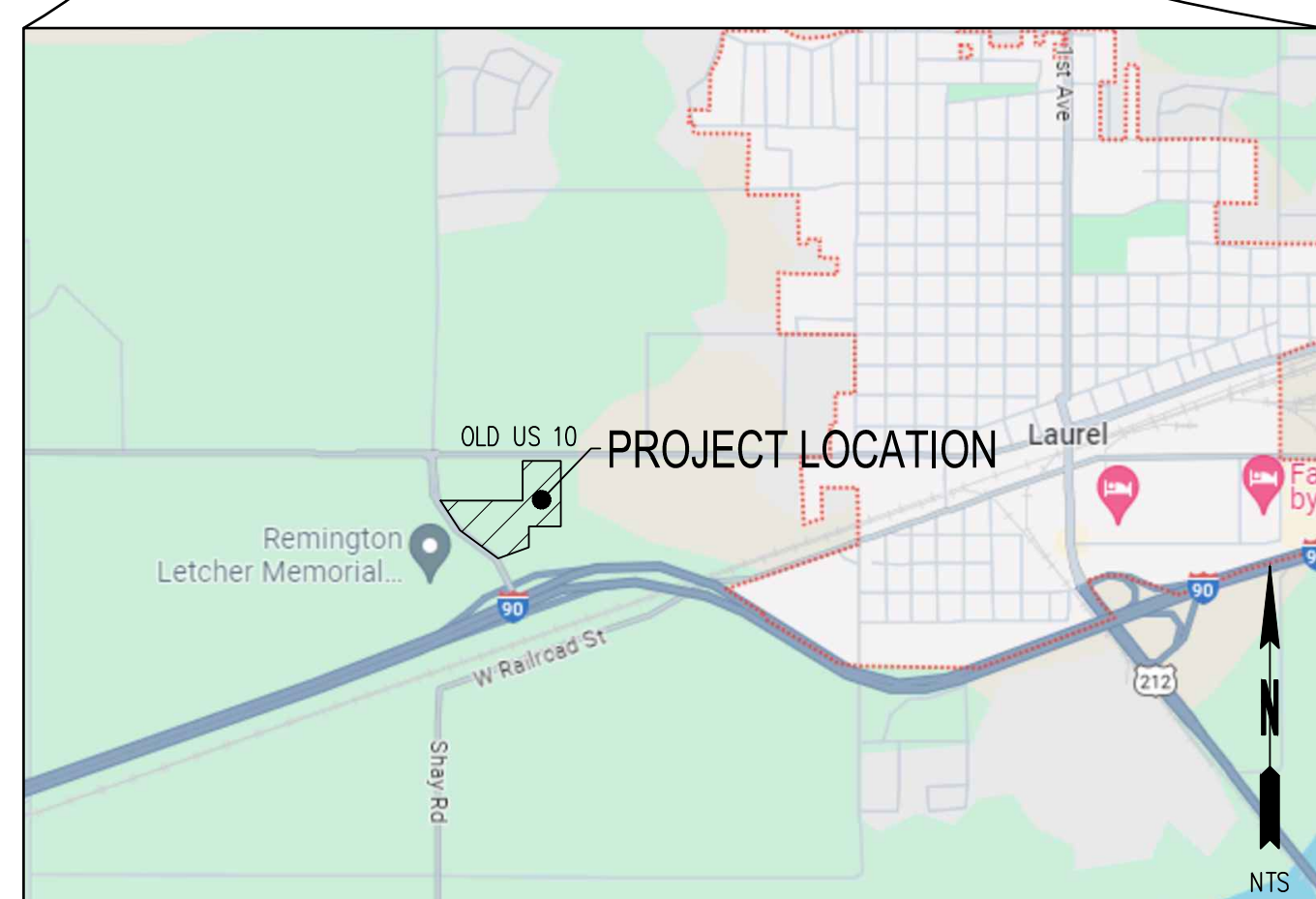
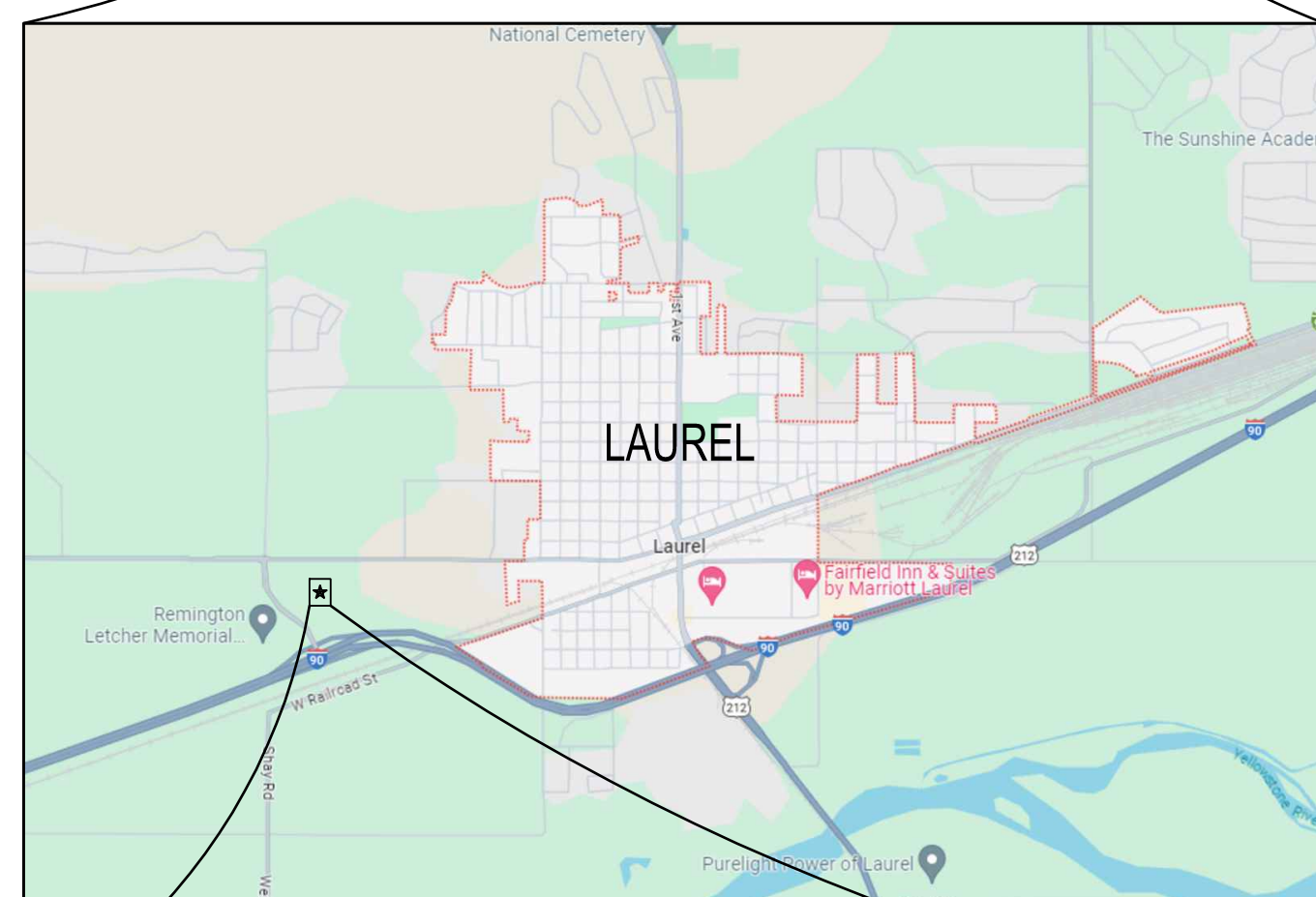
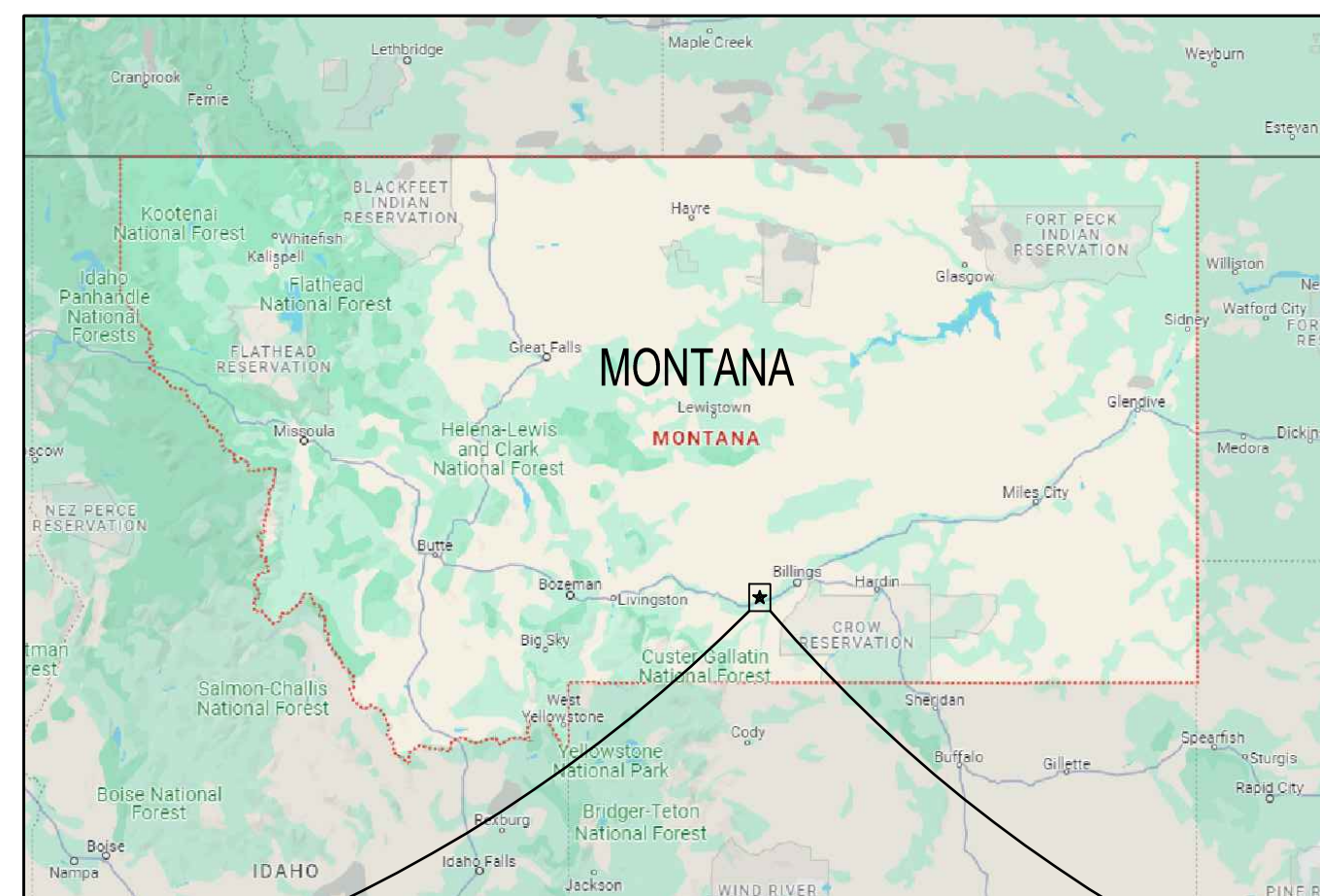
The area to be annexed includes the northern limits of the tax lot, located north of 19<sup>th</sup> Avenue/I-90 Business. The site is located west of the Laurel city limits, with roadway frontages along Old Hwy 10 to the north and 19<sup>th</sup> Avenue/I-90 Business to the southwest. The property is currently assigned a zoning designation of HC – Highway Commercial; we are requesting annexation into the Laurel city limits under the City’s HC zoning designation.

**Utilities:**

Upon annexation, City of Laurel (City) public water and sanitary sewer services will be extended to the site via utility main extensions along Old Hwy 10, within Montana Department of Transportation (MDT) right-of-way. New service connections will be extended to the Love’s property from the new utility mains along Old Hwy 10 to serve the proposed Love’s Travel Stop development. The new utility mains along Old Hwy 10 will be dedicated to the City as public infrastructure following the construction of the improvements within MDT right-of-way. It is understood that right-of-way and utility permit approvals from MDT, and City utility permit approval must be secured before construction of the new utility mains. Please refer to the enclosed preliminary civil engineering plans for additional information.



# CIVIL SITE PLAN REVIEW DOCUMENTS LAUREL, MONTANA



**APPLICANT**  
LOVE'S TRAVEL STOP & COUNTRY STORES  
10601 N. PENNSYLVANIA AVE  
OKLAHOMA CITY, OK  
PHONE: 1.800.655.6837  
CONTACT: SHAWN BAKER

**LANDSCAPE ARCHITECT**  
SCJ ALLIANCE  
8730 TALLON LANE NE, SUITE 200  
LACEY, WA 98516  
PHONE: 360.352.1465  
CONTACT: JEFF GLANDER

**GOVERNING AGENCY**  
CITY OF LAUREL  
115 W 1ST ST  
LAUREL 59044  
PHONE: 406.628.4796

**SITE INFORMATION**  
ADDRESS: ---  
PARCEL: 03-0821-17-2-07-01-0000  
ACRES: ±23.17  
ZONING: ---

**ENGINEER**  
JSA CIVIL, LLC  
111 TUMWATER BLVD SE, SUITE C210  
TUMWATER, WA 98512  
PHONE: 360.269.6346  
CONTACT: BRANDON JOHNSON, PE

**GEOTECHNICAL**  
TERRACON CONSULTANTS, INC  
2110 OVERLAND AVE, SUITE 124  
BILLINGS, MT 59102  
PHONE: 406.656.3072  
CONTACT: TRAVIS GORACKE

**UTILITIES**  
WATER & SEWER  
CITY OF LAUREL PUBLIC WORKS  
PHONE: 406.628.4796

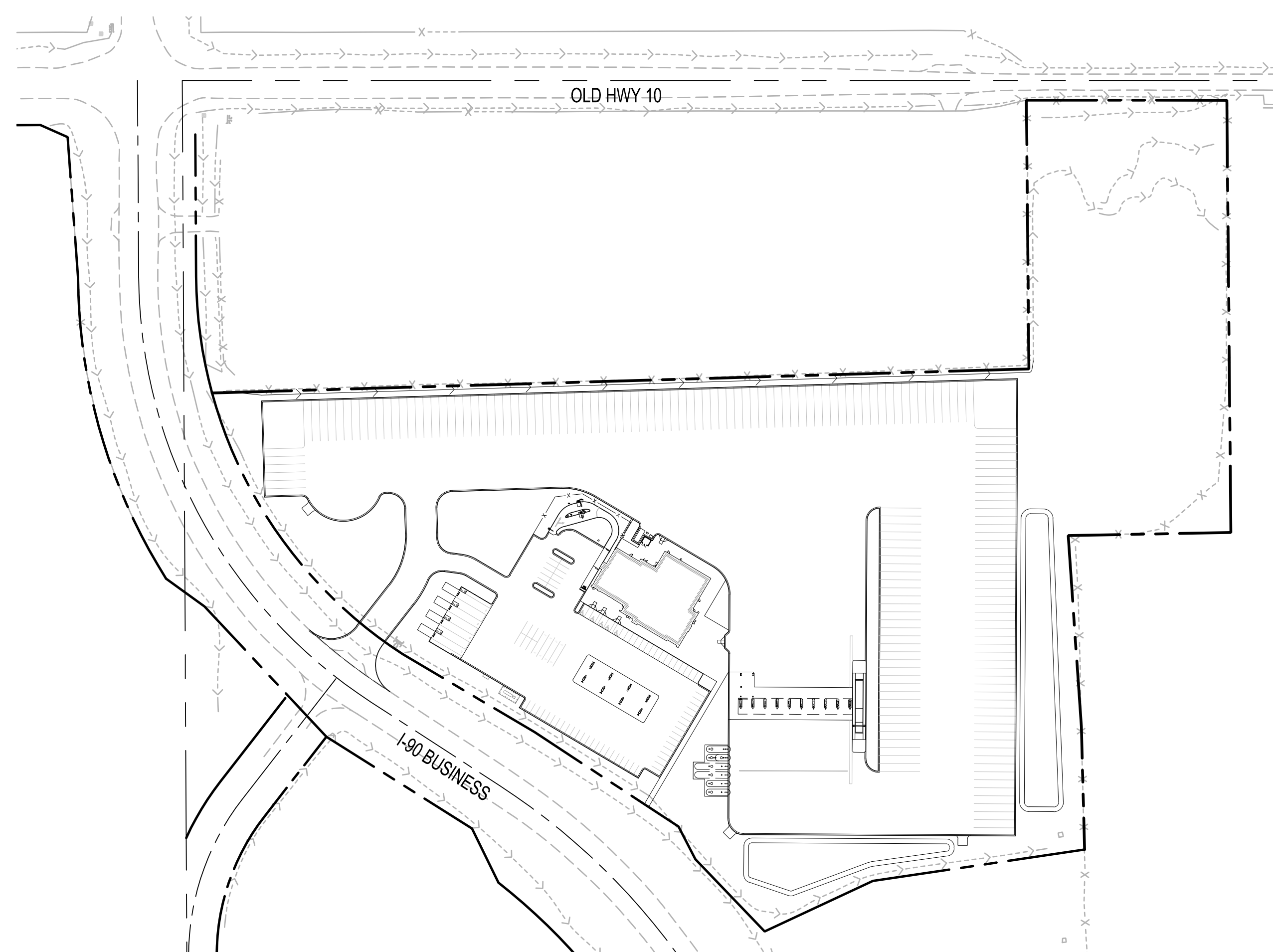
**LEGAL DESCRIPTION**  
WESTBROOKS SUBD, S17, T02 S, R24 E, LOT 7A1,  
AMND TR 6A & 7A & POR TR 5 LESS HWY ROW (18)

**HORIZONTAL DATUM**  
NAD83 MONTANA 2500

**VERTICAL DATUM**  
NAVD 88

**SURVEYOR**  
FREMONT SURVEYING  
427 LINCOLN ST  
LANDER, WY 82520  
PHONE: 307.206.1007  
CONTACT: DAVE FEHRINGER

SHEET INDEX	
SHEET	TITLE
C1.0	COVER SHEET
C5.0	PRELIMINARY SITE PLAN
C5.0.1	PRELIMINARY CIRCULATION PLAN
C7.0	PRELIMINARY GRADING PLAN
C7.0.1	PRELIMINARY GRADING HEAT MAP
C8.1	PRELIMINARY STORMWATER PLAN
C8.4	PRELIMINARY WATER PLAN
C8.7	PRELIMINARY SEWER PLAN
U2.0	PRELIMINARY WATER EXTENSION PLAN
U2.0.1	PRELIMINARY WATER EXTENSION PLAN
U3.0	PRELIMINARY SEWER EXTENSION PLAN
U3.0.1	PRELIMINARY SEWER EXTENSION PLAN
L1.0	OVERALL LANDSCAPE PLAN
L1.1	PRELIMINARY LANDSCAPE PLAN
L1.2	PRELIMINARY LANDSCAPE PLAN
L1.3	PRELIMINARY LANDSCAPE PLAN
L1.4	PRELIMINARY LANDSCAPE PLAN
L1.5	PRELIMINARY LANDSCAPE PLAN
L1.6	PRELIMINARY LANDSCAPE PLAN
L1.7	PRELIMINARY LANDSCAPE PLAN
L1.8	PRELIMINARY LANDSCAPE PLAN
L1.9	PRELIMINARY LANDSCAPE PLAN



OVERALL SITE PLAN  
1"=150'

**DEWATERING NOTE**

THE CONTRACTOR SHALL UTILIZE APPROPRIATE DEWATERING SYSTEMS AND TECHNIQUES TO MAINTAIN THE EXCAVATED AREA SUFFICIENTLY DRY FROM GROUNDWATER AND/OR SURFACE RUNOFF SO AS NOT TO ADVERSELY AFFECT CONSTRUCTION PROCEDURES OR CAUSE EXCESSIVE DISTURBANCE OF UNDERLYING NATURAL GROUND. THE CONTRACTOR SHALL REPAIR ANY DAMAGE RESULTING FROM THE FAILURE OF THE DEWATERING OPERATIONS OR FROM A FAILURE TO MAINTAIN ALL THE AREAS OF WORK IN A SUITABLE DRY CONDITION. UNLESS OTHERWISE SPECIFIED, CONTINUE DEWATERING UNINTERRUPTED UNTIL THE STRUCTURES, PIPES, AND APPURTENANCES TO BE BUILT HAVE BEEN PROPERLY INSTALLED, BACKFILLED, AND COMPACTED. WHERE SUBGRADE MATERIALS ARE UNABLE TO MEET THE SUBGRADE DENSITY REQUIREMENTS DUE TO IMPROPER DEWATERING TECHNIQUES, REMOVE AND REPLACE THE MATERIALS AS DIRECTED BY THE ENGINEER.

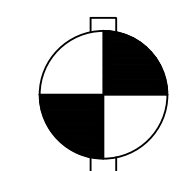
**TRAFFIC CONTROL NOTE**

THE CONTRACTOR SHALL PROVIDE ALL FLAGGERS, SIGNS, AND OTHER TRAFFIC CONTROL DEVICES AS NECESSARY TO COMPLETE THE WORK. THE CONTRACTOR SHALL ERECT AND MAINTAIN ALL CONSTRUCTION SIGNS, WARNING SIGNS, DETOUR SIGNS, AND OTHER TRAFFIC CONTROL DEVICES NECESSARY TO WARN AND PROTECT THE PUBLIC AT ALL TIMES FROM INJURY OR DAMAGE AS A RESULT OF THE CONTRACTOR'S OPERATIONS THAT MAY OCCUR IN HIGHWAYS, ROADS, OR STREETS. NO WORK SHALL BE DONE ON OR ADJACENT TO THE ROADWAY UNTIL ALL NECESSARY SIGNS AND TRAFFIC CONTROL DEVICES ARE IN-PLACE. THE CONTRACTOR SHALL NOT CLOSE DOWN THROUGH TRAFFIC ON CITY/COUNTY/STATE ROADS. ACCESS FOR BOTH VEHICULAR AND PEDESTRIAN TRAFFIC SHALL BE MAINTAINED AT ALL TIMES, EXCEPT WHERE THE CONTRACTOR OBTAINS PERMISSION TO TEMPORARILY CLOSE A SIDEWALK. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE JURISDICTION FOR REVIEW AND APPROVAL PRIOR TO STARTING ANY WORK IN THE RIGHT-OF-WAY.

MT 04, 2024, 1:50, 20pm - User: whitney  
N:\PROJECTS\03 LOVE'S TRAVEL STOPS\03.027 CL.DWG

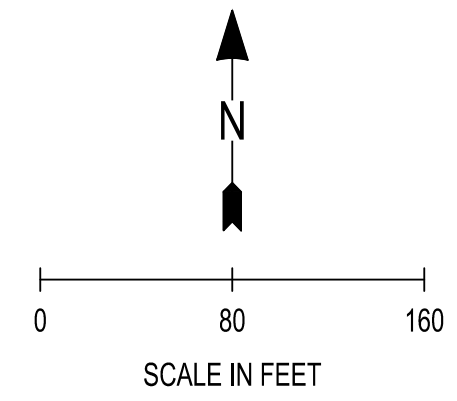
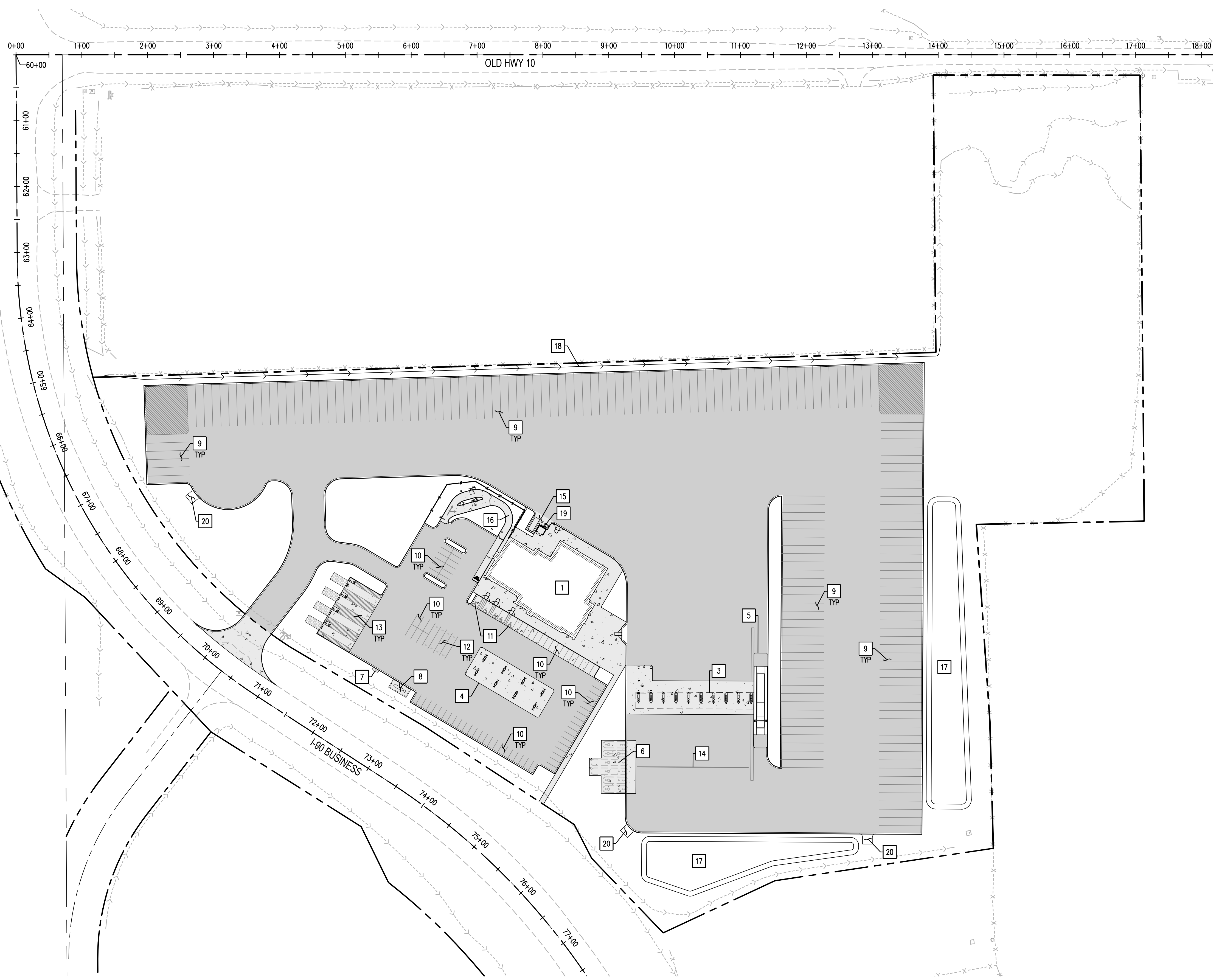
**CALL BEFORE YOU DIG**

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 811 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.



VERTICAL DATUM  
NAVD 88

REVISIONS	
PROJECT NO: 103.027	
DRAWN: R. SATAK	
CHECKED: W. DUNLAP	
SUBMITTAL DATES	
OTB DATE	
<p style="text-align: center;"><b>JSA CIVIL</b> Engineering   Planning   Management 111 TUMWATER BLVD SE, SUITE C210 TUMWATER, WA 98501</p>	
<p style="text-align: center;">STAMP MONTANA BRANDON LEE JOHNSON No. 40858 PE LICENSED PROFESSIONAL ENGINEER 03/04/2024</p>	
<p style="text-align: center;">LOVE'S TRAVEL STOP COMMERCIAL DEVELOPMENT PROJECT LAUREL, MT T 02 S, R 24 E, SEC 17</p>	
<p style="text-align: center;"><b>Love's</b></p>	
SHEET TITLE	
COVER SHEET	
SHEET	
C1.0	



**LEGEND**

- PROPERTY LINE
- EXISTING CHANNELIZATION
- CEMENT CONCRETE CURB & GUTTER (SPILL)
- MONOLITHIC CURB
- CEMENT CONCRETE PAVING
- ASPHALT PAVING
- PROPOSED BUILDING
- STALL COUNT

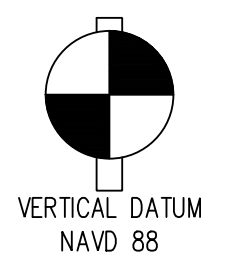
**[X] CONSTRUCTION NOTES**

1. LOVES COUNTRY STORE
2. NOT USED
3. DIESEL TRUCK FUELING CANOPY
4. AUTO FUELING CANOPY
5. TRUCK SCALE
6. UNDERGROUND FUEL STORAGE TANKS
7. AIR/WATER ISLAND
8. PROPANE TANK
9. TRUCK PARKING STALL, 12.5'X65'
10. AUTO PARKING STALL, 9'X18'
11. ACCESSIBLE PARKING STALL, 11'X18' W/ ACCESSIBLE AISLE
12. RV PARKING STALL, 10'X40'
13. OVERNIGHT RV STALL
14. 1' PULL FORWARD LINE
15. TRASH ENCLOSURE
16. DRIVE THRU
17. PROPOSED STORMWATER POND
18. PROPOSED DITCH
19. MAINTENANCE SHED
20. SNOW PUSH PAD

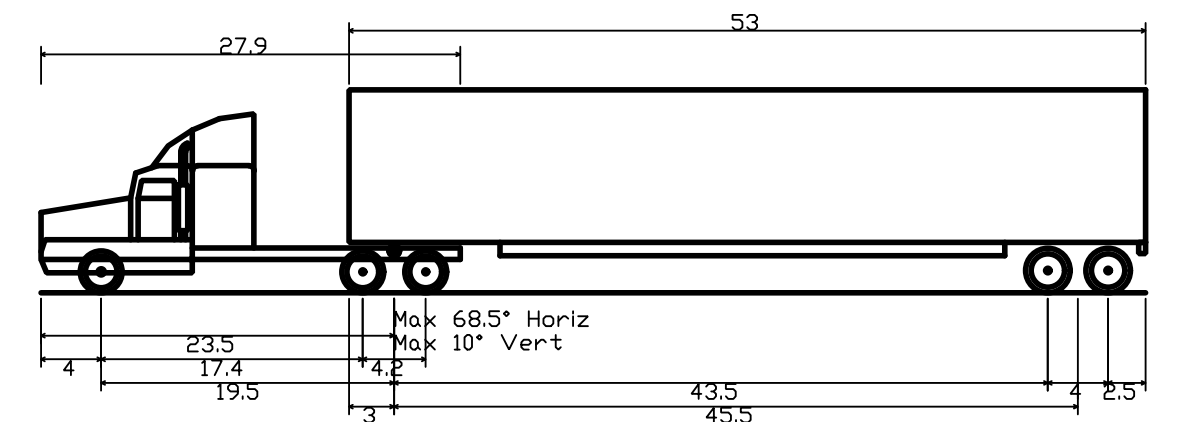
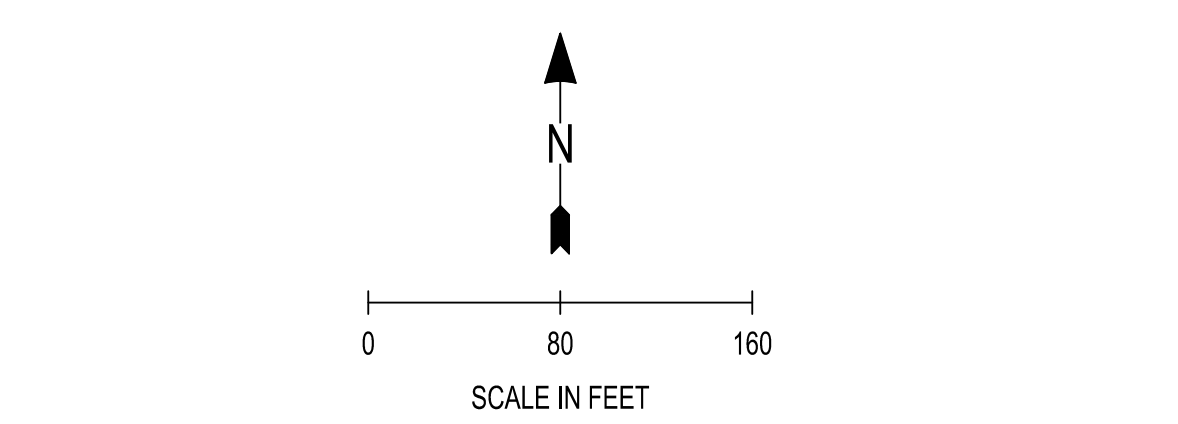
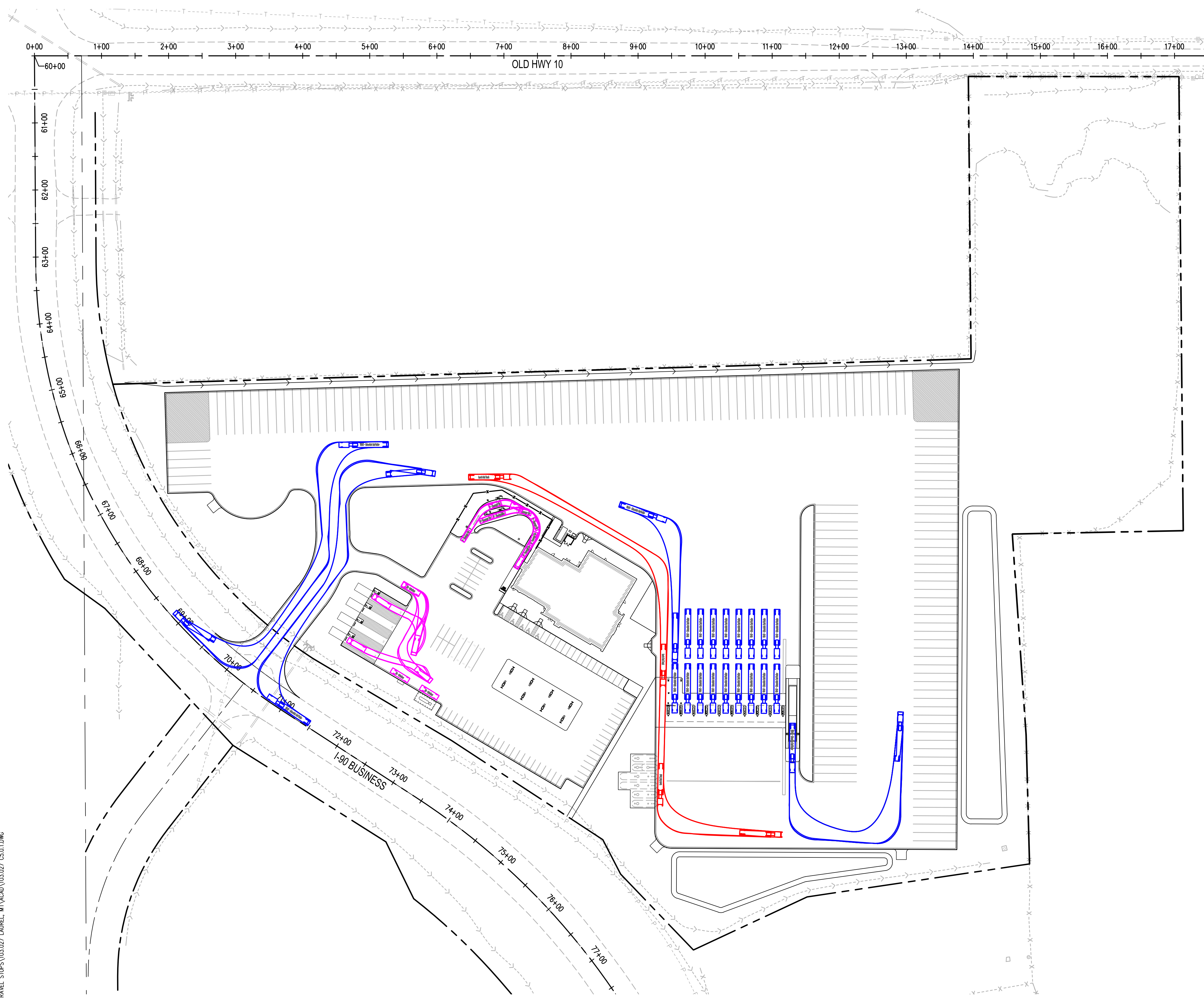
May 04, 2024 1:50:45pm User: shihua  
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**CALL BEFORE YOU DIG**

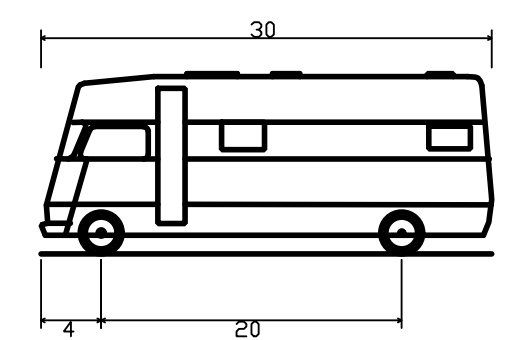
THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 811 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.



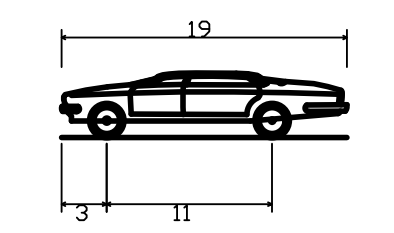
REVISIONS
PROJECT NO: 103.027 DRAWN: R. SATAK CHECKED: W. DUNLAP SUBMITTAL DATES:
OTB DATE:
 <b>JSA CIVIL</b> Engineering   Planning   Management 111 TUMWATER BLVD SE, SUITE C210 TUMWATER, WA 98501
 STAMP BRANDON LEE JOHNSON No. 40858 PE LICENSED PROFESSIONAL ENGINEER 03/04/2024
LOVE'S TRAVEL STOP COMMERCIAL DEVELOPMENT PROJECT LAUREL, MT T 02 S, R 24 E, SEC 17
 <b>Loves</b>
SHEET TITLE <b>PRELIMINARY SITE PLAN</b>
SHEET <b>C5.0</b>



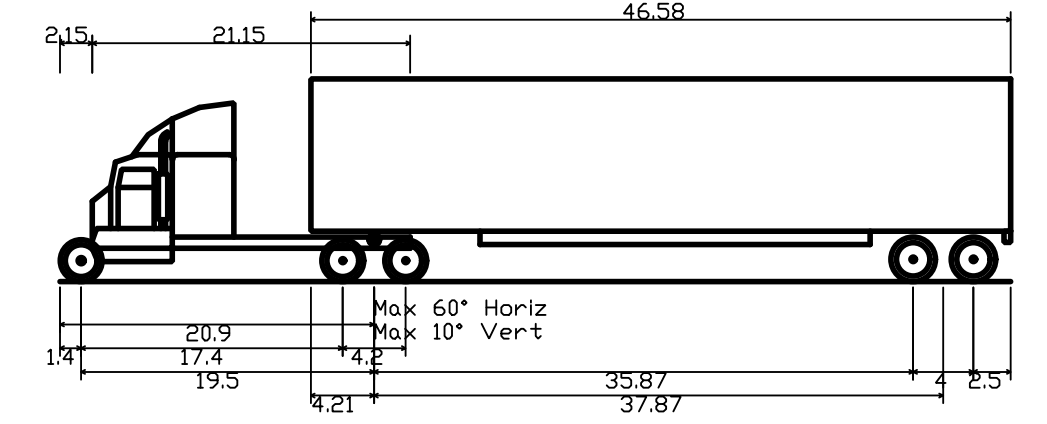
WB-67 - Interstate Semi-Trailer  
 Overall Length 73.50ft  
 Overall Width 8.50ft  
 Overall Body Height 13.50ft  
 Min Body Ground Clearance 1.334ft  
 Max Track Width 8.50ft  
 Lock-to-lock time 6.00s  
 Max Steering Angle (Virtual) 28.40°



MH - Motorhome  
 Overall Length 30.00ft  
 Overall Width 8.00ft  
 Overall Body Height 12.00ft  
 Min Body Ground Clearance 1.236ft  
 Track Width 8.00ft  
 Lock-to-lock time 4.00s  
 Max Steering Angle (Virtual) 33.80°



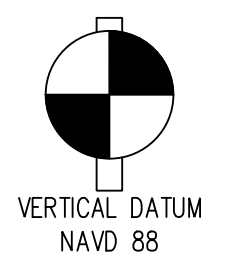
P - Passenger Car  
 Overall Length 19.00ft  
 Overall Width 7.00ft  
 Overall Body Height 4.300ft  
 Min Body Ground Clearance 1.115ft  
 Track Width 6.000ft  
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 Max Steering Angle (Virtual) 31.60°

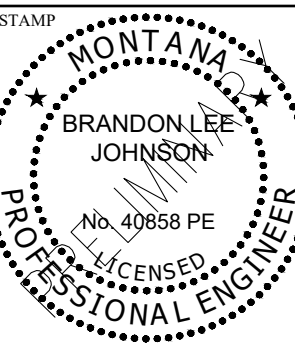
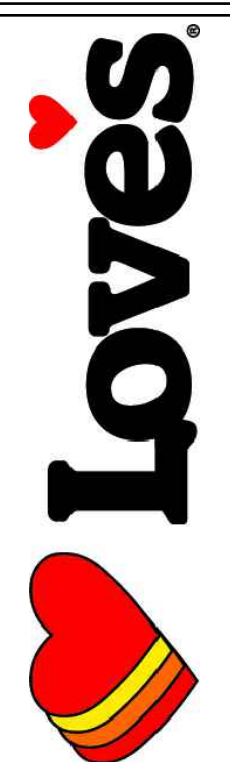


Love's Fuel Truck  
 Overall Length 63.270ft  
 Overall Width 8.50ft  
 Overall Body Height 13.50ft  
 Min Body Ground Clearance 1.334ft  
 Max Track Width 8.50ft  
 Lock-to-lock time 6.00s  
 Max Steering Angle (Virtual) 26.00°

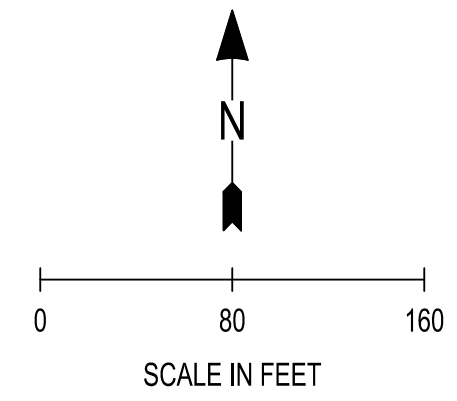
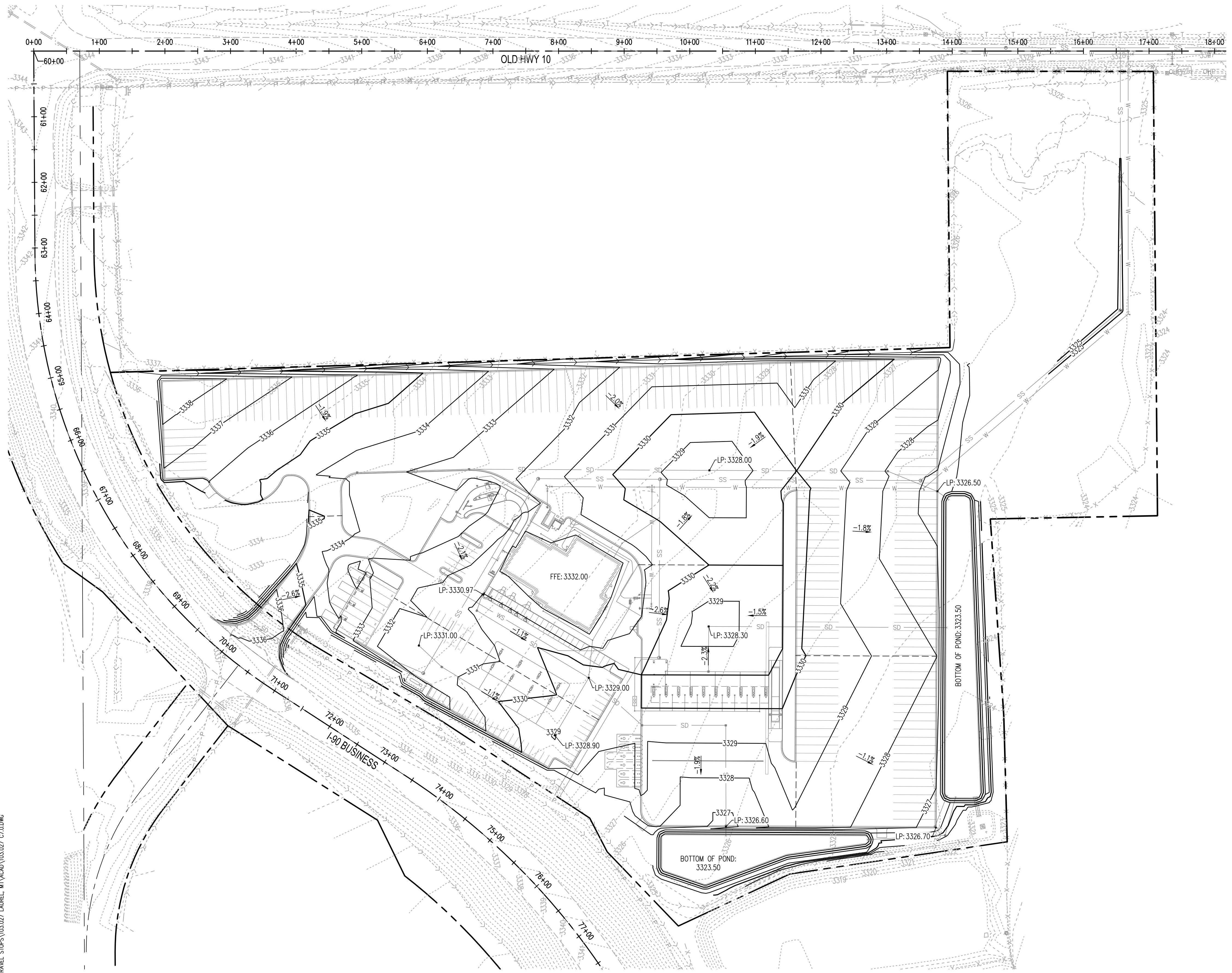
Mar 04, 2024 1:50:55pm User: shihua  
 N:\PROJECTS\103 LOVE'S TRAVEL STOPS\103.027 LAUREL, MT\MACAD\103.027 CS.0.DWG

**CALL BEFORE YOU DIG**  
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REVISIONS
PROJECT NO: 103.027 DRAWN: R. SATAK CHECKED: W. DUNLAP SUBMITTAL DATES:
OTB DATE:
<b>JSA CIVIL</b> Engineering   Planning   Management 111 TUMWATER BLVD SE, SUITE C210 TUMWATER, WA 98501
STAMP  03/04/2024
LOVE'S TRAVEL STOP COMMERCIAL DEVELOPMENT PROJECT LAUREL, MT T 02 S, R 24 E, SEC 17

SHEET TITLE PRELIMINARY CIRCULATION PLAN
SHEET <b>C5.0.1</b>





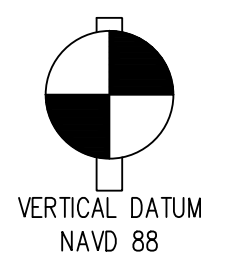
**LEGEND**

- PROPERTY LINE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING CHANNELIZATION
- PROPOSED BUILDING
- STORM LINE
- CATCH BASIN

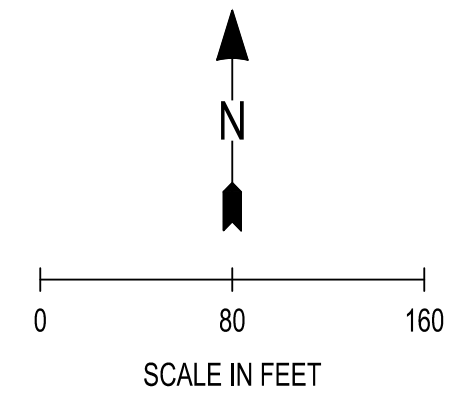
M:\04\_2024\_1-53-50\m - User: shihui  
 N:\ - PROJECTS\103 LOVE'S TRAVEL STOPS\103.027 LAUREL, MT\MACAD\103.027 C7.0.DWG

**CALL BEFORE YOU DIG**

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 811 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.



REVISIONS
PROJECT NO: 103.027 DRAWN: R. SATAK CHECKED: W. DUNLAP SUBMITTAL DATES:
OTB DATE:
<b>JSA CIVIL</b> Engineering   Planning   Management 111 TUMWATER BLVD SE, SUITE C210 TUMWATER, WA 98501
 03/04/2024
LOVE'S TRAVEL STOP COMMERCIAL DEVELOPMENT PROJECT LAUREL, MT T 02 S, R 24 E, SEC 17
SHEET TITLE <b>PRELIMINARY GRADING PLAN</b>
SHEET <b>C7.0</b>



**LEGEND**

- PROPERTY LINE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING CHANNELIZATION
- PROPOSED BUILDING
- STORM LINE
- CATCH BASIN

**GRADING QUANTITIES**

CUT: 3,500 CY  
 FILL: 38,000 CY

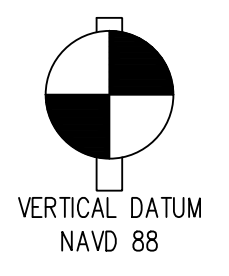
**ELEVATIONS TABLE**

NUMBER	MINIMUM ELEVATION	MAXIMUM ELEVATION	AREA	COLOR
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2	-3.00	-1.00	28822.32	
3	-1.00	1.00	359033.38	
4	1.00	3.00	307050.96	
5	3.00	5.00	233853.43	
6	5.00	7.00	14669.88	
7	7.00	9.00	76.53	

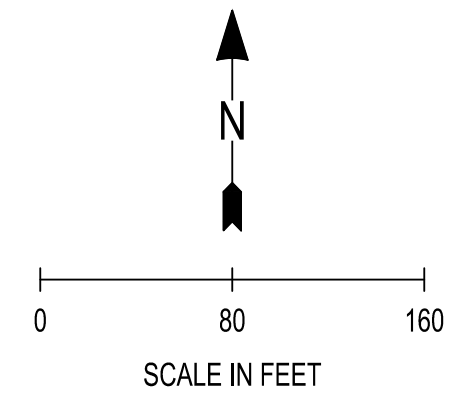
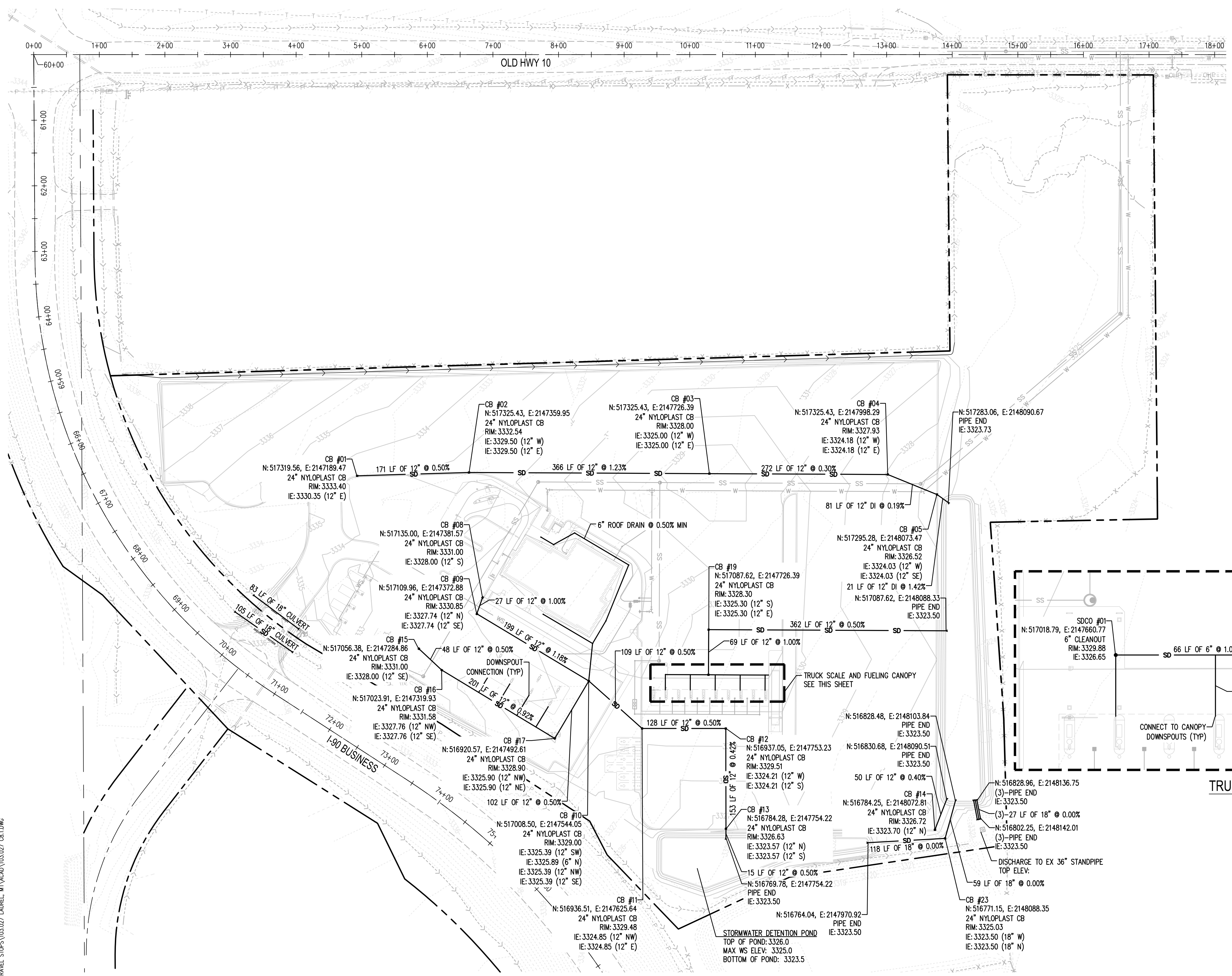
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**CALL BEFORE YOU DIG**

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 811 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.



REVISIONS
PROJECT NO: 103.027 DRAWN: R. SATAK CHECKED: W. DUNLAP SUBMITTAL DATES:
OTB DATE:
<b>JSA CIVIL</b> Engineering   Planning   Management 111 TUMWATER BLVD SE, SUITE C210 TUMWATER, WA 98501
STAMP  03/04/2024
LOVE'S TRAVEL STOP COMMERCIAL DEVELOPMENT PROJECT LAUREL, MT T 02 S, R 24 E, SEC 17
SHEET TITLE PRELIMINARY GRADING HEAT MAP
SHEET <b>C7.0.1</b>



**LEGEND**

	PROPERTY LINE
	EXISTING CONTOURS
	PROPOSED CONTOURS
	EXISTING STORM LINE
	PROPOSED BUILDING
	CEMENT CONCRETE CURB & GUTTER
	STORM LINE
	WATER LINE
	WATER SERVICE LINE
	SEWER LINE
	CATCH BASIN
	STORM CLEANOUT

REVISIONS


PROJECT NO:  
103.027

DRAWN:  
R. SATAK

CHECKED:  
W. DUNLAP

SUBMITTAL DATES:

OTB DATE:  
-

**JSA CIVIL**  
Engineering | Planning | Management  
111 TUMWATER BLVD SE, SUITE C210  
TUMWATER, WA 98501



STAMP  
MONTANA  
BRANDON LEE JOHNSON  
No. 40858 PE  
LICENSED PROFESSIONAL ENGINEER  
03/04/2024

LOVES TRAVEL STOP  
COMMERCIAL DEVELOPMENT PROJECT  
LAUREL, MT  
T 02, S, R 24 E, SEC 17

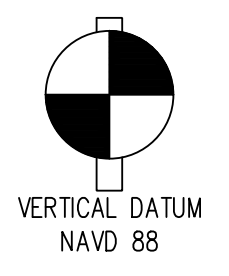
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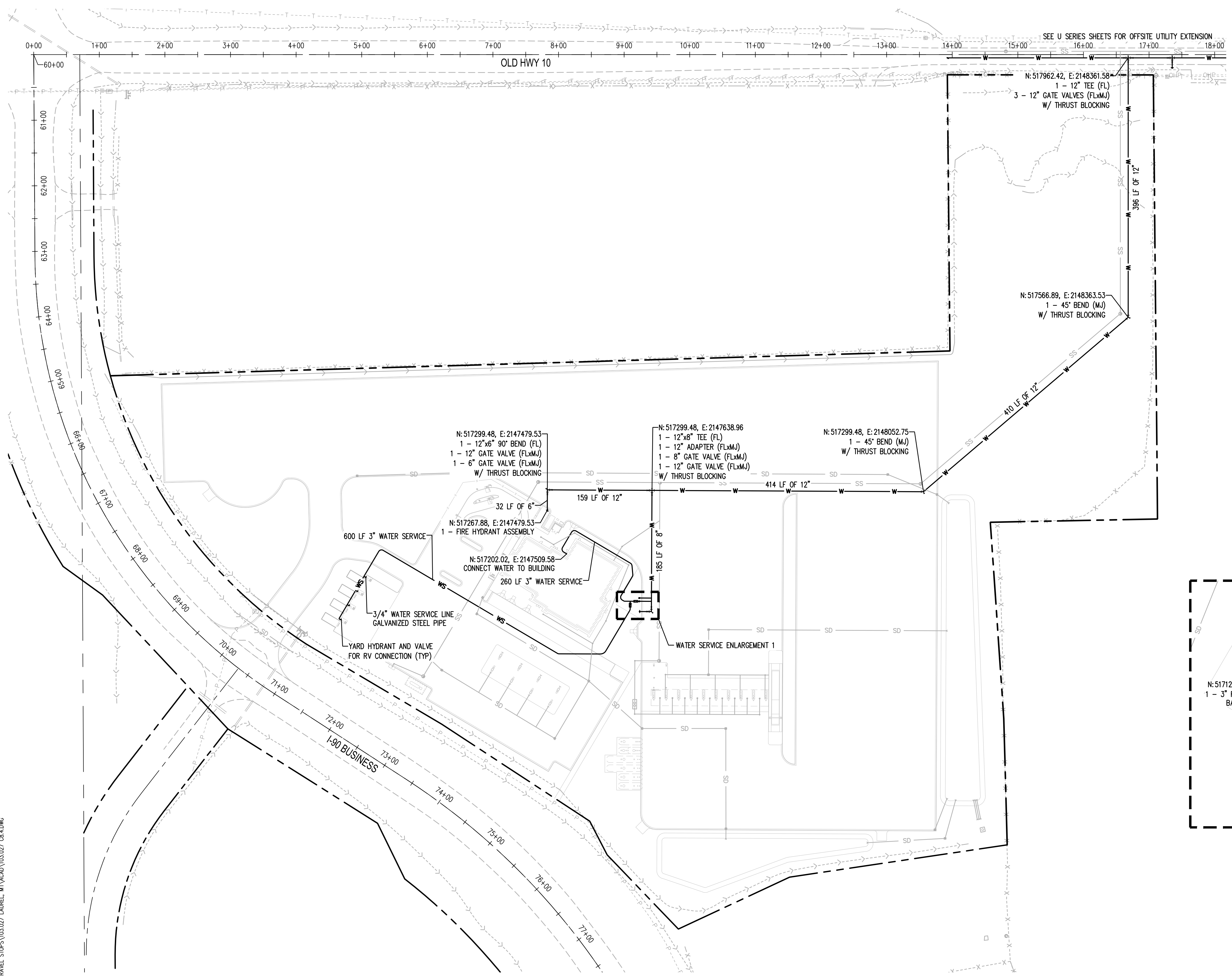
SHEET TITLE  
PRELIMINARY  
STORMWATER PLAN

SHEET  
C8.1

MT 04, 2024, 1:58:28 PM - User: shihua  
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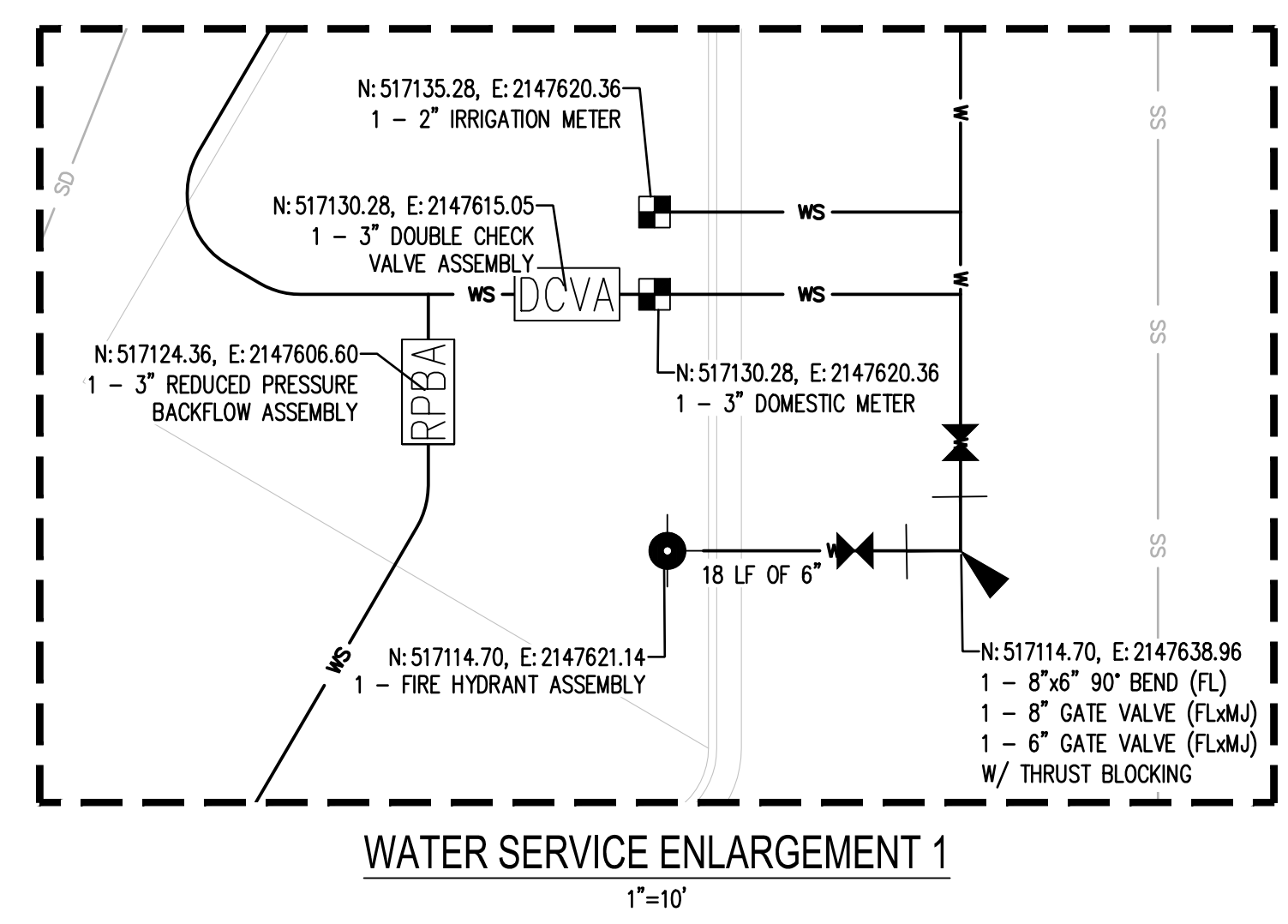


N

0 80 160  
SCALE IN FEET

**LEGEND**

- PROPERTY LINE
- - - - - EXISTING WATER LINE
- ▭ PROPOSED BUILDING
- ▬ CEMENT CONCRETE CURB & GUTTER
- SD STORM LINE
- SS SEWER LINE
- W WATER LINE
- WS WATER SERVICE LINE



REVISIONS

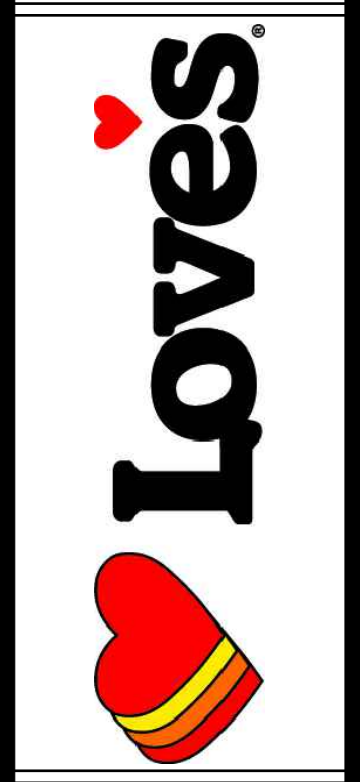
PROJECT NO. 103.027
DRAWN R. SATAK
CHECKED W. DUNLAP
SUBMITTAL DATES
OTB DATE

**JSA CIVIL**  
Engineering | Planning | Management  
111 TUMWATER BLVD SE, SUITE C210  
TUMWATER, WA 98501



STAMP  
MONTANA  
BRANDON LEE JOHNSON  
No. 40858 PE  
LICENSED PROFESSIONAL ENGINEER  
03/04/2024

LOVE'S TRAVEL STOP  
COMMERCIAL DEVELOPMENT PROJECT  
LAUREL, MT  
T 02 S, R 24 E, SEC 17

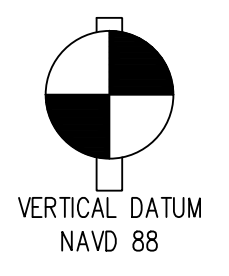


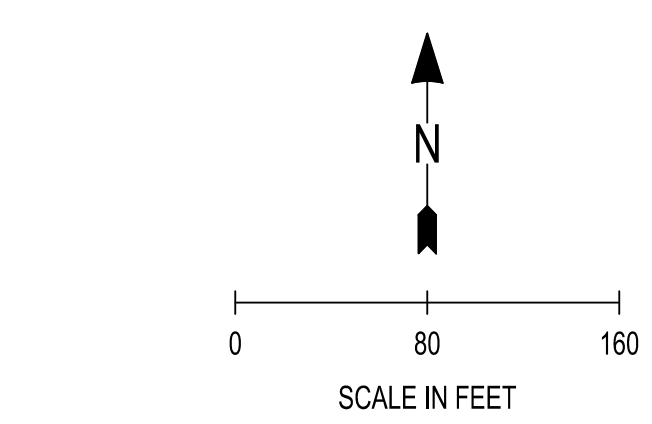
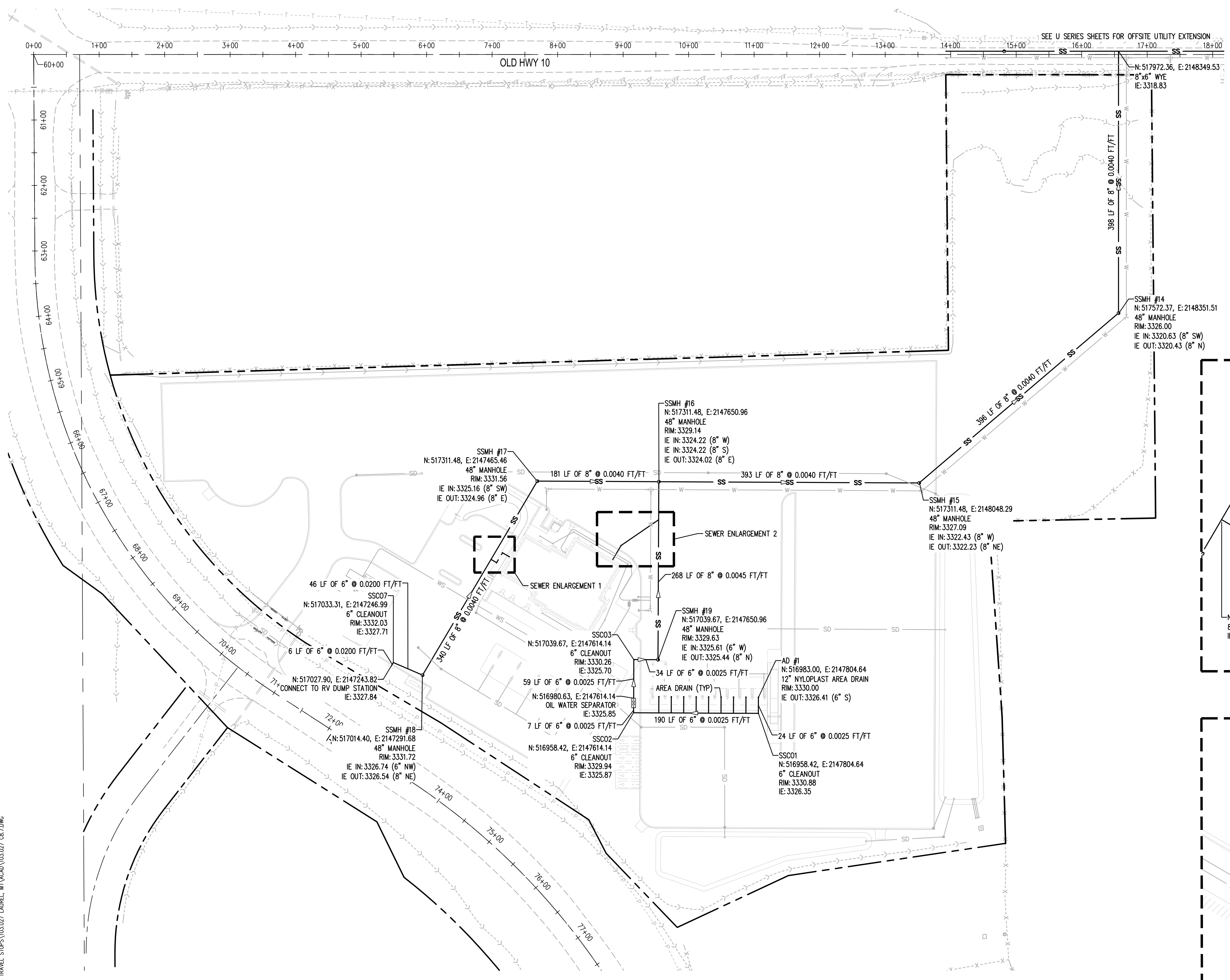
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PRELIMINARY  
WATER PLAN

SHEET  
**C8.4**

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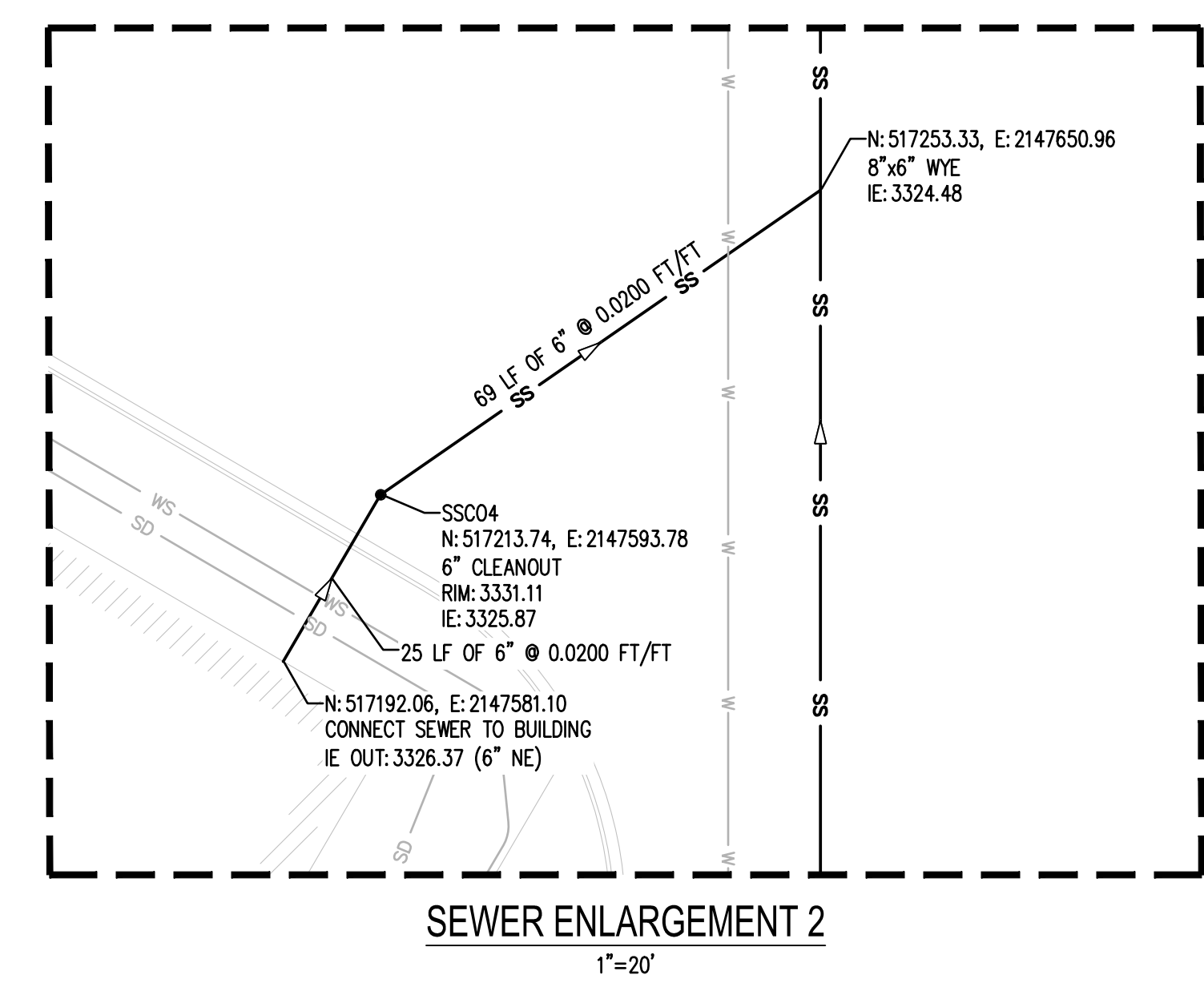
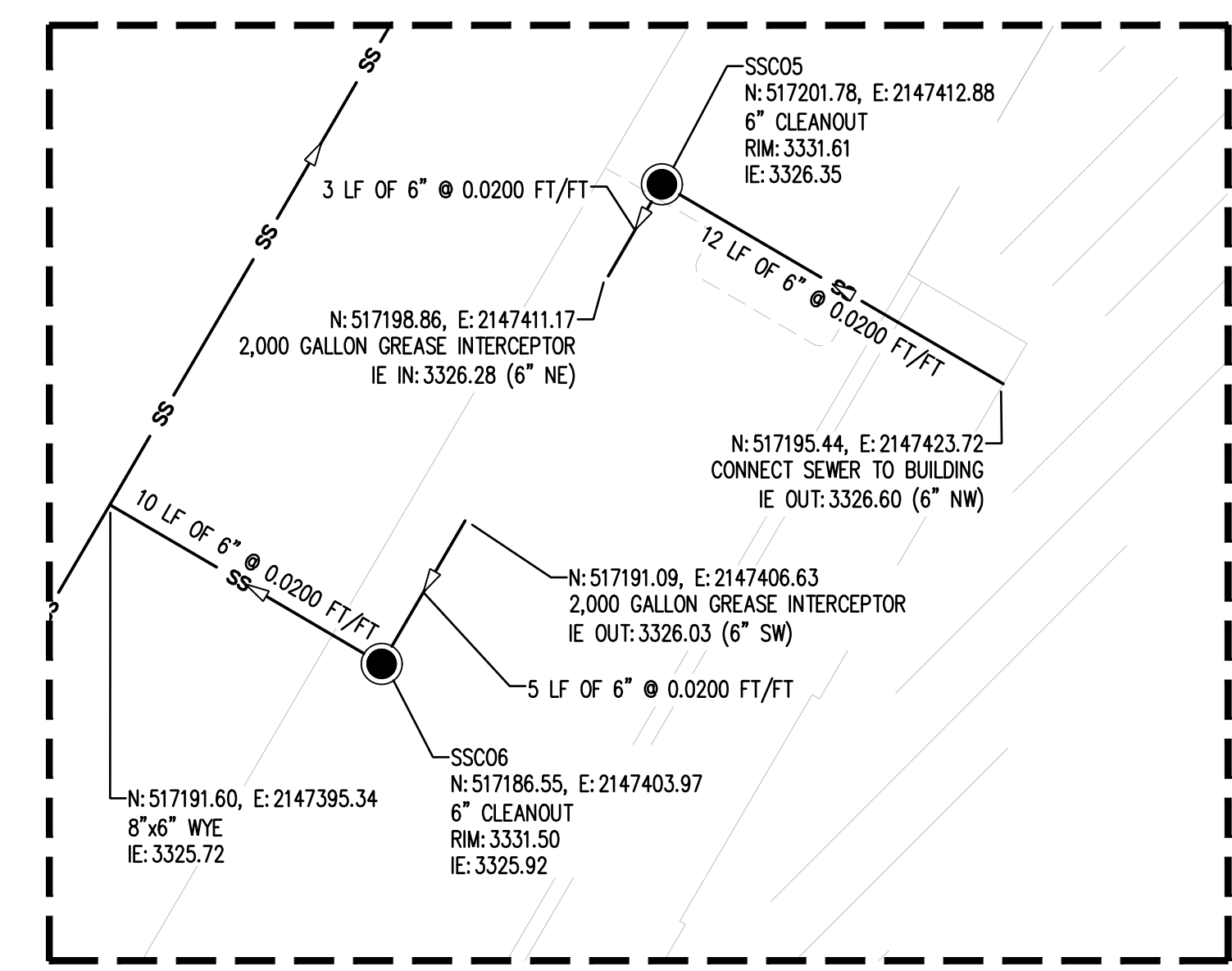
**CALL BEFORE YOU DIG**  
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**LEGEND**

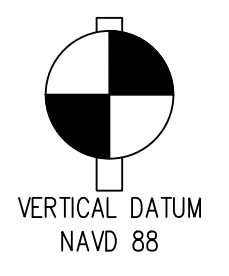
- PROPERTY LINE
- - - - - EXISTING SEWER LINE
- PROPOSED BUILDING
- CEMENT CONCRETE CURB & GUTTER
- SD --- STORM LINE
- W --- WATER LINE
- WS --- WATER SERVICE LINE
- SS --- SEWER LINE
- SEWER MANHOLE



M04\_0024\_150\_270m - User: shhwh -  
 N:\PROJECTS\103 LOVE'S TRAVEL STOPS\103.027 LAUREL, MT\MACAD\103.027 CB.7.DWG

**CALL BEFORE YOU DIG**

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REVISIONS	
PROJECT NO: 103.027	
DRAWN: R. SATAK	
CHECKED: W. DUNLAP	
SUBMITTAL DATES	
OTB DATE	
<p style="text-align: center;"><b>JSA CIVIL</b>          Engineering   Planning   Management          111 TUMWATER BLVD SE, SUITE C210          TUMWATER, WA 98501</p>	
<p style="text-align: center;">STAMP            BRANDON LEE JOHNSON          No. 40858 PE          LICENSED PROFESSIONAL ENGINEER          03/04/2024</p>	
<p style="text-align: center;">LOVE'S TRAVEL STOP          COMMERCIAL DEVELOPMENT PROJECT          LAUREL, MT          T 02, S R 24 E, SEC 17</p>	
<p style="text-align: center;"> <b>Loves</b></p>	
SHEET TITLE	
PRELIMINARY SEWER PLAN	
SHEET	
C8.7	





REVISIONS

PROJECT NO:  
103.027

DRAWN:  
R. SATAK

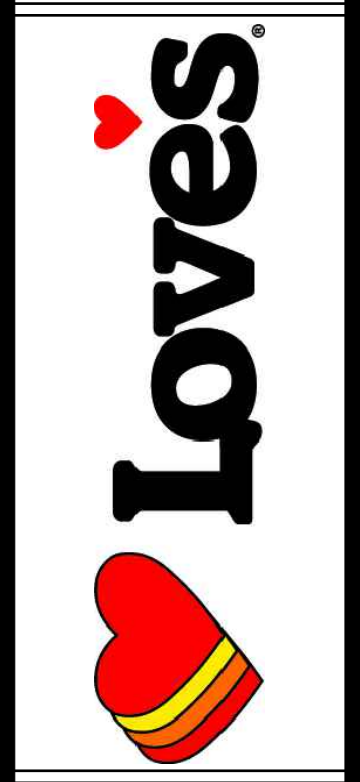
CHECKED:  
W. DUNLAP

SUBMITTAL DATES

OTB DATE

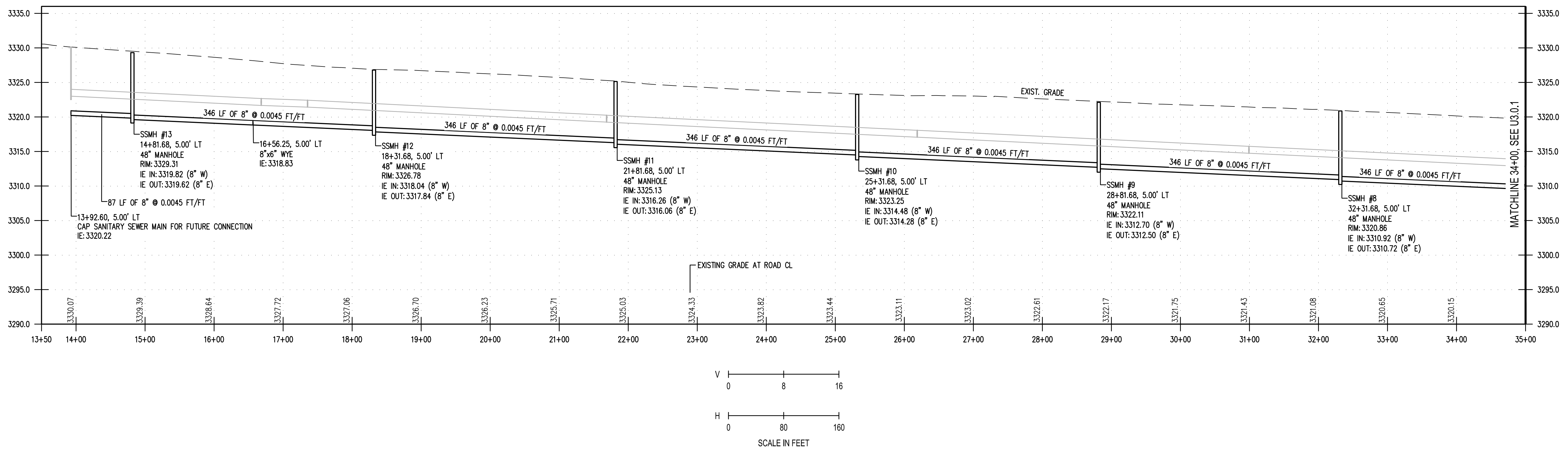
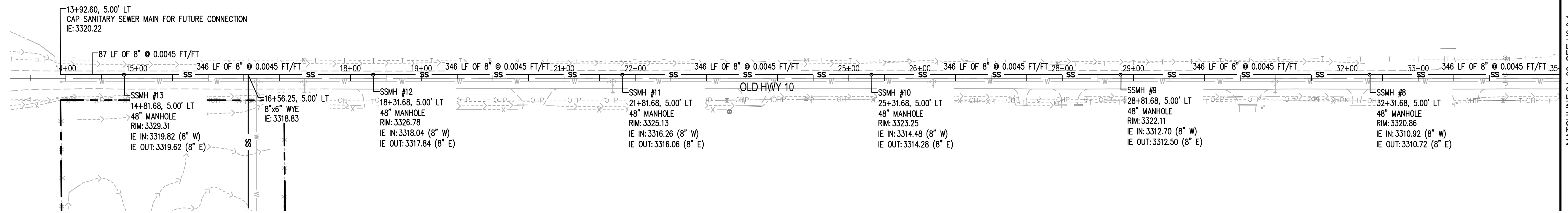
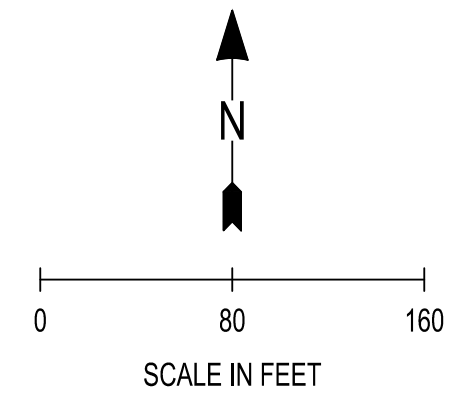
STAMP  
MONTANA  
BRANDON LEE JOHNSON  
No. 40858 PE  
LICENSED PROFESSIONAL ENGINEER  
03/04/2024

LOVE'S TRAVEL STOP  
COMMERCIAL DEVELOPMENT PROJECT  
LAUREL, MT  
T 02, S, R 24 E, SEC 17



SHEET TITLE  
PRELIMINARY  
SEWER EXTENSION  
PLAN

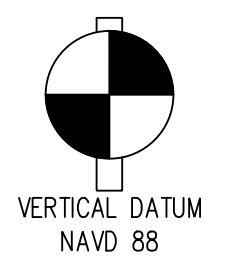
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MT 04, 2024, 1:58:58PM - User: shihui  
N:\PROJECTS\103 LOVE'S TRAVEL STOPS\103.027 LAUREL, MT\MACAD\103.027 U3.0.DWG

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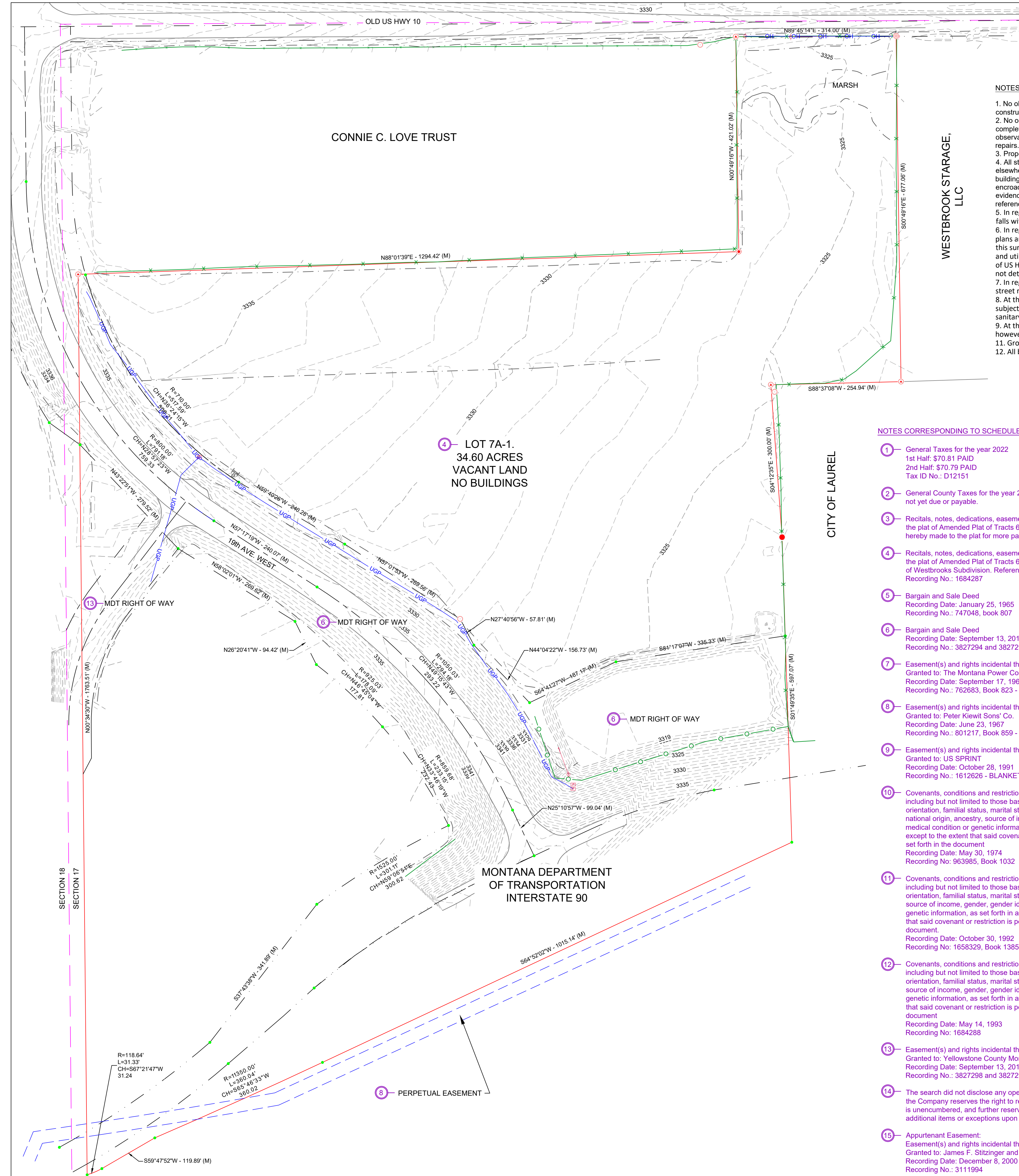
# JSA CIVIL

Engineering | Planning | Management

## LOVE'S TRAVEL STOP LAUREL, MT

### ENGINEER'S ESTIMATE OF PROBABLE CONSTRUCTION COST - FOR WORK IN ROW

#	DESCRIPTION	QUANTITY	UNIT	UNIT COST	EXTENSION
<b>SEWER EXTENSION</b>					
1	PVC SANITARY SEWER PIPE 8 IN. DIAM., LESS THAN 10 FT. BELOW FINISHED GRADE	2855	LF	\$65	\$185,575
2	PVC SANITARY SEWER PIPE 8 IN. DIAM., 10 FT. - 14 FT. BELOW FINISHED GRADE	1,385	LF	\$85	\$117,725
3	SANITARY SEWER MANHOLE, 48 IN. DIAM.	13	EA	\$4,500	\$58,500
4	TRENCH RESTORATION (4" ASPHALT OVER 12" BASE COURSE)	1	LS	\$150,000	\$150,000
				SEWER SUBTOTAL	\$511,800
<b>WATER EXTENSION</b>					
5	PVC 900 PIPE FOR WATER MAIN 12 IN. DIAM.	3,950	LF	\$70	\$276,500
6	GATE VALVE AND BLOCKING 12 IN.	15	EA	\$2,000	\$30,000
7	HYDRANT ASSEMBLY	9	EA	\$3,500	\$31,500
8	TRENCH RESTORATION (4" ASPHALT OVER 12" BASE COURSE)	1	LS	\$150,000	\$150,000
				WATER SUBTOTAL	\$488,000
<b>TOTAL ESTIMATED CONSTRUCTION COST</b>					<b>\$999,800</b>



**NOTES:**

- No observable evidence of earth moving work, building construction or building additions within recent months.
- No observable evidence of changes in street right of way lines completed, and available from the controlling jurisdiction and no observable evidence of recent street or sidewalk construction or repairs.
- Property has physical access to 19th Avenue West, a public road.
- All statements within the certification, and other references located elsewhere hereon, related to: utilities, improvements, structures, buildings, party walls, parking, easements, servitudes, and encroachments; are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.
- In regards to ALTA Table A Item 3, FEMA has determined the site falls with "ZONE X".
- In regards to ALTA Table A Item 11(a), no underground utility plans and/or reports have been provided by the client at the time this survey was performed and was based upon physical evidence and utility locates. A "GAS" marker was observed on the north side of US Highway 16, however, position of underground pipeline was not determined.
- In regards to ALTA Table A Item no. 17, no proposed changes to street right of way lines.
- At the time of survey, there was no observable evidence of the subject property being used as a solid waste dump, sump or sanitary landfill.
- At the time of survey, no wetland markers were observed, however, a potential wetland area is on site.
- Gross land area equals 34.60 acres.
- All bearings and distances are as measured at the site.

- NOTES CORRESPONDING TO SCHEDULE "B":**
- General Taxes for the year 2022  
1st Half: \$70.81 PAID  
2nd Half: \$70.79 PAID  
Tax ID No.: D12151
  - General County Taxes for the year 2023 and subsequent years, which are a lien but not yet due or payable.
  - Recitals, notes, dedications, easements, certificates and covenants as contained on the plat of Amended Plat of Tracts 6 and 7 of Westbrook's Subdivision. Reference is hereby made to the plat for more particulars. Recording No.: 1658328
  - Recitals, notes, dedications, easements, certificates and covenants as contained on the plat of Amended Plat of Tracts 6A and 7A, of the Amended Plat of Tracts 6 and 7, of Westbrook's Subdivision. Reference is hereby made to the plat for more particulars. Recording No.: 1684287
  - Bargain and Sale Deed  
Recording Date: January 25, 1965  
Recording No.: 747048, book 807
  - Bargain and Sale Deed  
Recording Date: September 13, 2017  
Recording No.: 3827294 and 3827295 - AS SHOWN
  - Easement(s) and rights incidental thereto, as granted in a document:  
Granted to: The Montana Power Company  
Recording Date: September 17, 1965  
Recording No.: 762683, Book 823 - BLANKET EASEMENT, NOT SHOWN
  - Easement(s) and rights incidental thereto, as granted in a document:  
Granted to: Peter Kiewit Sons' Co.  
Recording Date: June 23, 1967  
Recording No.: 801217, Book 859 - AS SHOWN
  - Easement(s) and rights incidental thereto, as granted in a document:  
Granted to: US SPRINT  
Recording Date: October 28, 1991  
Recording No.: 1612626 - BLANKET EASEMENT, NOT SHOWN
  - Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document  
Recording Date: May 30, 1974  
Recording No.: 963985, Book 1032
  - Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document  
Recording Date: October 30, 1992  
Recording No.: 1658329, Book 1385
  - Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document  
Recording Date: May 14, 1993  
Recording No.: 1684288
  - Easement(s) and rights incidental thereto, as granted in a document:  
Granted to: Yellowstone County Montana  
Recording Date: September 13, 2017  
Recording No.: 3827298 and 3827299
  - The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.
  - Appurtenant Easement:  
Easement(s) and rights incidental thereto, as granted in a document:  
Granted to: James F. Siltzinger and Elizabeth B. Siltzinger  
Recording Date: December 8, 2000  
Recording No.: 3111994

**LEGEND**

●	FOUND PIPE 1.5" PIPE FOR CORNER
○	FOUND MDOT RIGHT-OF-WAY MONUMENT
●	FOUND 3/8" REBAR
●	FOUND PLASTIC CAP PLS5157S ON REBAR
○	SET 1.5" ALUMINUM CAP ON 24" REBAR THIS SURVEY INSCRIBED "PELS 31093"
●	CORNER - NOTHING FOUND NOTHING SET
○	POWER POLE
—	GUY WIRE
○	STORM SEWER MANHOLE
□	TELEPHONE / FIBER PEDESTAL OR VAULT
□	ELECTRICAL PEDESTAL
XX	INDICATES AN ITEM NUMBER WITHIN THE SCHEDULE B TITLE COMMITMENT NOTES
—	MEASURED PROPERTY BOUNDARY
—	BARBED WIRE FENCE
—	CHAINLINK FENCE
—	COMM UNDERGROUND FIBER
—	SAN STORM SEWER
—	OH OVERHEAD POWER
—	UGP UNDERGROUND POWER
—	CENTERLINE ROAD / DITCH
—	TYPICAL UTILITY & ACCESS EASEMENT
—	CENTERLINE DITCH
—	CONTOUR

**THE LAND REFERRED TO HEREON AND IS DESCRIBED AS FOLLOWS:**

LOT 7A-1, OF THE AMENDED PLAT OF TRACTS 6A AND 7A, OF THE AMENDED PLAT OF TRACTS 6 AND 7, OF WESTBROOK'S SUBDIVISION, YELLOWSTONE COUNTY, MONTANA, ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE OFFICE OF THE CLERK AND RECORDER OF SAID COUNTY, UNDER DOCUMENT NO. 1684287.

EXCEPTING THEREFROM THAT PORTION GRANTED UNTO THE STATE OF MONTANA BY VIRTUE OF BARGAIN AND SALE DEED RECORDED JANUARY 25, 1965, BOOK 807, UNDER DOCUMENT NO. 747048; AND

EXCEPTING THEREFROM THAT PORTION GRANTED UNTO THE MONTANA DEPARTMENT OF TRANSPORTATION BY VIRTUE OF BARGAIN AND SALE DEEDS RECORDED SEPTEMBER 13, 2017 UNDER DOCUMENT NO.

3827294 AND 3827295; AND EXCEPTING THEREFROM THAT PORTION GRANTED UNTO THE MONTANA DEPARTMENT OF TRANSPORTATION BY VIRTUE OF WARRANTY DEEDS RECORDED SEPTEMBER 13, 2017 UNDER DOCUMENT NO. 3827296 AND 3827297.

THE LAND SHOWN IN THIS SURVEY IS THE SAME AS THAT DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER 00500616 / 3523230535 WITH AN EFFECTIVE DATE OF AUGUST 3, 2023 AT 8:00 AM

**SURVEY CERTIFICATE:**

The undersigned, DAVID A. FEHRINGER (the "Surveyor"), a registered land surveyor in the state of WYOMING identified below Surveyor's signature, has prepared this map or plat of survey (the "Survey") referring to:

- Real property as Tract 7A-1 in the Westbrook's Subdivision in Section 17, Township 2 South, Range 24 East, PMM, Yellowstone County, MT (the "Property"); and
- Chicago Title Insurance Company, Commitment Number 00500616 / 3523230535 with an effective date of August 3, 2023 at 8:00 AM, for the Property.

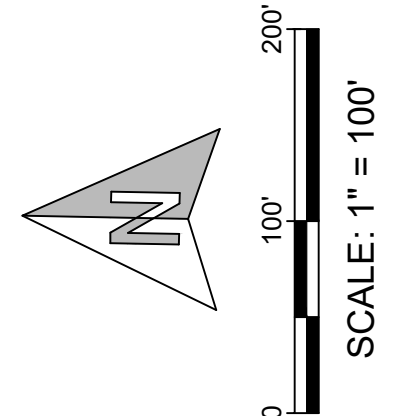
Surveyor certifies to Love's Travel Stops & Country Stores, Inc., Title Company, and their respective successors and assigns, that:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes Items 1, 3, 4, 5, 6(a), 6(b), 7(a), 8, 11, 13, 14, 16, 17, 18, 19 of Table A thereof. The fieldwork was completed on October 12, 2023. The Property contains 34.60 acres.

Date of Plat or Map: NOVEMBER 10, 2023  
Surveyor's Signature:  
Printed Name: David A. Fehringer  
State of MONTANA:  
Registration Number: PELS 31093

SHEET  
1 of 1

**LOVES TRUCK STOPS  
TRACT 7A-1  
WESTBROOK'S SUBDIVISION  
SECTION 17, T2S, R24E, PMM  
YELLOWSTONE COUNTY, MT**



IF BAR LENGTH DOES NOT EQUAL 1" (ONE INCH), THIS PAGE WAS NOT PLOTTED TO THE INTENDED SCALE.

DRAWN BY: DAF
DATE: 11-03-2023
JOB #: 23-067
REVISION:
DATE:
EXPLANATION:

427 LINCOLN ST., STE 1  
LANDER, WY 82520  
307.206.0007 | FREMONTSURVEYING.COM

## Tasks

### Results

Result layer name
Parcels_Query result

Displayed features:  
41/41

**Taxcode:** D02587  
**Geocode:** 03082108301180000  
**Recording number:**  
**Property owner:** ALLWIN, DENNIS D & GLORIA  
A  
**Subdivision:** UNPLATTED  
**Block number:**  
**Lot number:**  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** C12668  
**Geocode:** 03082108360010000  
**Recording number:** 3061180  
**Property owner:** MILLER TROIS LLC  
**Subdivision:** ROSSMOOR SUB  
**Block number:** 1  
**Lot number:** 2  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** C12667  
**Geocode:** 03082108390010000  
**Recording number:** 3061180  
**Property owner:** MILLER TROIS LLC  
**Subdivision:** ROSSMOOR SUB  
**Block number:** 1  
**Lot number:** 1  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** D02622  
**Geocode:** 03082108402010000  
**Recording number:**  
**Property owner:** KNOP, KENNETH R &  
DEBORAH A  
**Subdivision:** UNPLATTED  
**Block number:**  
**Lot number:**  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** D02621

**Geocode:** 03082108402060000  
**Recording number:**  
**Property owner:** BECKER, WILLIAM THOMAS  
SR & MILA PODINO  
**Subdivision:** UNPLATTED  
**Block number:**  
**Lot number:**  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** B01744  
**Geocode:** 03082108403030000  
**Recording number:**  
**Property owner:** WHITE, LYNET & CHARLES R  
**Subdivision:** VANBUREN SUB  
**Block number:** 2  
**Lot number:** 1  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** B01746  
**Geocode:** 03082108403080000  
**Recording number:** 3669831  
**Property owner:** KNUTSON, CHRIS  
**Subdivision:** VANBUREN SUB  
**Block number:** 2  
**Lot number:** 13  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** B01746B  
**Geocode:** 03082108403120000  
**Recording number:** 3669831  
**Property owner:** COMMERCIAL BUILDING  
DEVELOPMENT LLC  
**Subdivision:** VANBUREN SUB  
**Block number:** 2  
**Lot number:** 17  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** B01746A  
**Geocode:** 03082108403150000  
**Recording number:**  
**Property owner:** HEALEY, JERRY J  
**Subdivision:** VANBUREN SUB  
**Block number:** 2  
**Lot number:** 20  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode: B01740**  
**Geocode:** 03082108404030000  
**Recording number:**  
**Property owner:** PARKS, LYLE F & LAURA GC  
**Subdivision:** VANBUREN SUB  
**Block number:** 1  
**Lot number:** 2  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode: B01740A**  
**Geocode:** 03082108404040000  
**Recording number:** 3848196  
**Property owner:** BECKER, WILLIAM THOMAS  
SR & MILA PODINO  
**Subdivision:** VANBUREN SUB  
**Block number:** 1  
**Lot number:** 20  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode: B01743**  
**Geocode:** 03082108404060000  
**Recording number:**  
**Property owner:** PARKS, LYLE F & LAURA GC  
**Subdivision:** VANBUREN SUB  
**Block number:** 1  
**Lot number:** 19  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode: D12865**  
**Geocode:** 03082108405060000  
**Recording number:** AB26  
**Property owner:** BECKER, WARREN J &  
MARCHETA M  
**Subdivision:** UNPLATTED  
**Block number:**  
**Lot number:**  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode: D02617**  
**Geocode:** 03082108405090000  
**Recording number:**  
**Property owner:** HERMAN, MICHAEL A  
**Subdivision:**  
**Block number:**  
**Lot number:**  
**Certificate of Survey:** CS 416 AM  
**Tract number:** TR 1

[Click for property tax detail](#)

**Taxcode: D02618**  
**Geocode:** 03082108405130000  
**Recording number:**  
**Property owner:** KRENELKA, PETER E & DORIS  
D  
**Subdivision:**  
**Block number:**  
**Lot number:**  
**Certificate of Survey:** CS 416 AM  
**Tract number:** TR 2

[Click for property tax detail](#)

**Taxcode: D02616A**  
**Geocode:** 03082108405150000  
**Recording number:** 3743789  
**Property owner:** TOWN AND COUNTRY  
SUPPLY ASSOCIATION  
**Subdivision:**  
**Block number:**  
**Lot number:**  
**Certificate of Survey:** CS 3590  
**Tract number:** TR 1

[Click for property tax detail](#)

**Taxcode: C14948**  
**Geocode:** 03082108410010000  
**Recording number:** 3329877  
**Property owner:** CITY OF LAUREL MONTANA  
**Subdivision:** SOLID FOUNDATIONS SUB  
**Block number:** 3  
**Lot number:** 1  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode: C12669**  
**Geocode:** 03082108490010000  
**Recording number:** 3061180  
**Property owner:** MILLER TROIS LLC  
**Subdivision:** ROSSMOOR SUB  
**Block number:** 1  
**Lot number:** 3  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode: D02801**  
**Geocode:** 03082117109010000  
**Recording number:**  
**Property owner:** WOOD'S POWR-GRIP CO INC  
**Subdivision:** WESTBROOKS SUB  
**Block number:** NONE  
**Lot number:** 2

**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode: D02800**  
**Geocode: 03082117109050000**  
**Recording number:**  
**Property owner: HORTON STORAGE LLC**  
**Subdivision: WESTBROOKS SUB**  
**Block number: NONE**  
**Lot number: 1**  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode: D02799**  
**Geocode: 03082117109100000**  
**Recording number:**  
**Property owner: WOOD'S POWR- GRIP CO INC**  
**Subdivision: WESTBROOKS SUB**  
**Block number: NONE**  
**Lot number: 1**  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode: B01738**  
**Geocode: 03082117112010000**  
**Recording number:**  
**Property owner: WOOD'S POWR-GRIP CO**  
**Subdivision: STOUFFER SUB**  
**Block number: 2**  
**Lot number: 12**  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode: B01736**  
**Geocode: 03082117114010000**  
**Recording number: AB26**  
**Property owner: FISCHER, CLAYTON &  
DWIGHT**  
**Subdivision: STOUFFER SUB**  
**Block number: 1**  
**Lot number: 11**  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode: B03040**  
**Geocode: 03082117190010000**  
**Recording number:**  
**Property owner: EVERGREEN INVESTMENT  
PROPERTIES LLC**  
**Subdivision: FIGGINS SUB**



**Block number:** 1  
**Lot number:** 2  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** B03046  
**Geocode:** 03082117190040000  
**Recording number:**  
**Property owner:** KASTELITZ, TOM & ROSINA  
**Subdivision:** FIGGINS SUB AM L:1  
**Block number:** 1  
**Lot number:** 1B  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** B03047  
**Geocode:** 03082117190060000  
**Recording number:**  
**Property owner:** ZIMMERER, STEVE  
**Subdivision:** FIGGINS SUB AM L:1  
**Block number:** 1  
**Lot number:** 1C  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** B03048  
**Geocode:** 03082117190080000  
**Recording number:**  
**Property owner:** TORRES, JOAN  
**Subdivision:** FIGGINS SUB AM L:1  
**Block number:** 1  
**Lot number:** 1D  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** B03041A  
**Geocode:** 03082117190400000  
**Recording number:** 3129124  
**Property owner:** PETERSON FAMILY  
PROPERTIES LLC  
**Subdivision:** FIGGINS SUB AM L:1A  
**Block number:** 1  
**Lot number:** 1A2  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** B03042  
**Geocode:** 03082117190500000  
**Recording number:**  
**Property owner:** MATRIARCH CONSTRUCTION

INC  
**Subdivision:** FIGGINS SUB  
**Block number:** 1  
**Lot number:** 3  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** D02802A  
**Geocode:** 03082117190700000  
**Recording number:**  
**Property owner:** HUTSELL, WILLIARD E &  
PATSY A  
**Subdivision:** WESTBROOKS SUB AM TR 2&3  
**Block number:** NONE  
**Lot number:** 3B  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** D12151  
**Geocode:** 03082117207010000  
**Recording number:**  
**Property owner:** STITZINGER, MICHAEL (50%)  
**Subdivision:** WESTBROOKS SUB AM TR 6A,7A  
& PORTION 5  
**Block number:** NONE  
**Lot number:** 7A1  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** D02804  
**Geocode:** 03082117207200000  
**Recording number:**  
**Property owner:** CITY OF LAUREL  
**Subdivision:**  
**Block number:**  
**Lot number:**  
**Certificate of Survey:** CS 1055  
**Tract number:** TR 1

[Click for property tax detail](#)

**Taxcode:** D12152  
**Geocode:** 03082117207340000  
**Recording number:**  
**Property owner:** ROCK CREEK VENTURES LLC  
**Subdivision:** WESTBROOKS SUB  
**Block number:** NONE  
**Lot number:** 3  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** D12152A

**Geocode:** 03082117207360000  
**Recording number:** AB-26  
**Property owner:** ROBERTUS, TIMOTHY D (50%)  
**Subdivision:** WESTBROOKS SUB  
**Block number:** NONE  
**Lot number:** 4  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** D02805  
**Geocode:** 03082117207370000  
**Recording number:** 3998692  
**Property owner:** WESTBROOK STORAGE LLC  
**Subdivision:** WESTBROOKS SUB AM L: 4-5  
**Block number:** NONE  
**Lot number:** 5A  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** D02805A  
**Geocode:** 03082117207470000  
**Recording number:** 3998692  
**Property owner:** GROSHELLE, RUDY R &  
**Subdivision:** WESTBROOKS SUB AM L: 4-5  
**Block number:** NONE  
**Lot number:** 4A  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** C12592  
**Geocode:** 03082117290010000  
**Recording number:**  
**Property owner:** CONNIE C LOVE TRUST  
**Subdivision:** STITZINGER-SMITH SUB  
**Block number:** 1  
**Lot number:** 1  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** D02830  
**Geocode:** 03082118101010000  
**Recording number:** 3812272  
**Property owner:** CASE, KRISTINE M &  
**Subdivision:** UNPLATTED  
**Block number:**  
**Lot number:**  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** D02830B

**Geocode:** 03082118105010000  
**Recording number:** 1297698  
**Property owner:** BICKFORD, SARAH D &  
**Subdivision:**  
**Block number:**  
**Lot number:**  
**Certificate of Survey:** CS 2091 AM  
**Tract number:** TR B

[Click for property tax detail](#)

**Taxcode:** D02830A  
**Geocode:** 03082118105070000  
**Recording number:** 1297698  
**Property owner:** KOCHER, MICHAEL  
**Subdivision:**  
**Block number:**  
**Lot number:**  
**Certificate of Survey:** CS 2091 AM  
**Tract number:** TR A

[Click for property tax detail](#)

**Taxcode:** D02830E  
**Geocode:** 03082118110010000  
**Recording number:**  
**Property owner:** VAR DEVELOPMENT LLP  
**Subdivision:**  
**Block number:**  
**Lot number:**  
**Certificate of Survey:** CS 2361  
**Tract number:** TR C

[Click for property tax detail](#)

## PUBLIC HEARING NOTICE

The Laurel-Yellowstone City-County Planning Board and Laurel's Zoning Commission will conduct a public hearing on April 17, 2024.

**Public Hearing for the annexation into the City of Laurel and assignment of zoning "Highway Commercial" for the property described as Westbrook Subdivision Lot 7A1 of the amended plat of Tracts 6 and 7 of Westbrook's Subdivision and a portion of Tract 5 of Westbrook's Subdivision. The property is located approximately 3,000 feet west of Laurel City Limits on Old Highway 10 West.**

The hearing is scheduled for **6 P.M., in the Laurel City Council Chambers at City Hall, 115 West 1st Street, Laurel, Montana, on Wednesday, April 17<sup>th</sup>, 2024.**

**Public comment is encouraged and can be provided in person at the public hearing on April 17, 2024.** Public comments 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. **Emails or letters of comments should be received by 2pm MST April 11, 2024, so they can be transmitted to the Planning Board members prior to the meeting.** Copies of the documentation are available for review upon request at the Planning Department office. Questions regarding this public hearing may be directed to the Planning Director at 406-628-4796 ext. 5305, or via email at [cityplanner@laurel.mt.gov](mailto:cityplanner@laurel.mt.gov)

Map for proposed annexation for a portion of Lot7A1 of the amended plat of Tracts 6 and 7 and a portion of tract 5 of West brook Subdivision and the adjoining highway rights of way.



# Recommendation for Zoning “Highway Commercial”

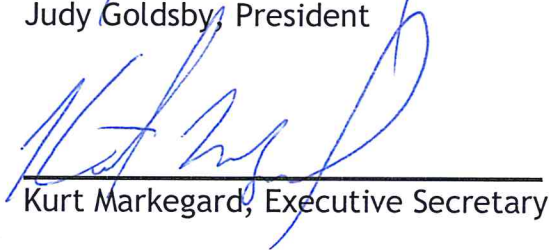
## LAUREL - YELLOWSTONE CITY-COUNTY PLANNING BOARD

The Laurel- Yellowstone City - County Planning Board voted unanimously on April 17th, 2024, to recommend the assignment for zoning of “Highway Commercial” for property described as a Portion of Westbrook’s Subdivision Tract 7A-1 of the amended plat of Tracts 6A and 7A of the amended plat of tracts 6 and 7 of Westbrook’s Subdivision and a portion of Tract 5 of Westbrook’s Subdivision less Highway ROW and adjacent right of way. The planning board moved, seconded, allowed for public comment, and then voted unanimously to recommend to the Laurel City Council to approve the zoning designation for the above-described property if the City Council approves of the annexation request.

Dated this 17th day of April 2024.



Laurel - Yellowstone City County Planning Board  
Judy Goldsby, President



Kurt Markegard, Executive Secretary

**File Attachments for Item:**

3. Appointment to the Laurel Airport Authority. (One Vacancy - Five-Year Term)



James Wise  
2202 Avalon Rd.  
Billings, Mt 59102

Mayor Waggoner,

As to your letter of May 1, 2024 my term on the Laurel Airport Authority expires  
June 30, 2024.

I believe my short term on the Laurel Airport Authority has been beneficial, both  
to me and the Airport Authority.

Please accept this letter as my letter of interest to be reappointed to a new five year  
term, commencing July 1, 2024, to the Laurel Airport Authority.

Thank you for your consideration.

Respectfully,

A handwritten signature in cursive script that reads "James Wise".

James Wise

**File Attachments for Item:**

4. Appointments to Cemetery Commission. (Three Vacancies - Two-Year Term)

Tom Canape  
102 6th Avenue  
Laurel, MT 59044  
406-861-2400

Dear Mayor Waggoner and City Council Members,

I am currently on the Cemetery Board of the City of Laurel. As my term is expiring, I would like to express my interest in continuing to serve in this capacity. As a junior member of the council, I have learned a lot and look forward to working with the senior members of the committee.

I appreciate the opportunity to have served on the Cemetery Board as well as the City Council and other committees. I look forward to contributing to the success of the City of Laurel.

Sincerely,

Tom Canape, Ward 1

A handwritten signature in black ink that reads "Tom Canape". The signature is written in a cursive style with a long, sweeping underline.

5-9-24

Mayor Waggoner,

I would like to serve  
another term on the Cemetery  
Commission. I am interested  
in being reappointed. I realize  
the importance of keeping up our  
City Cemetery.

Walter Hall

**File Attachments for Item:**

5. Appointment to Laurel Urban Renewal Agency. (One Vacancy - Four-Year Term)

## Brittney Harakal

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**From:** MARDIE SPALINGER <mardie@covertcleaning.com>  
**Sent:** Tuesday, May 14, 2024 7:22 PM  
**To:** City Mayor  
**Cc:** Brittney Harakal  
**Subject:** LURA Voting Board Vacancy

To whom it may concern:

Regarding Don Smarsh's resignation from the LURA Voting Board, I would like to volunteer for the opening. I was a member of the voting board in the past, however, I had to resign and join the Advisory board due to health problems. Since then my health has improved and I'd like to volunteer once again.

Thank you,

Mardie Spalinger

**File Attachments for Item:**

7. City/County Planning Board Appointments. (Two Vacancies - Two Year - Term)

May 11, 2024

Mayor David Waggoner,

It has been a honor serve on the Laurel City/County board. At this time I wish to be considered for another term.

Respectfully,

Richard A.Klose Sr