AGENDA
CITY OF LAUREL
CITY/COUNTY PLANNING BOARD
WEDNESDAY, SEPTEMBER 18, 2024
6:00 PM
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.*

Disclosure of Ex Parte Communication

Public Hearing

Speical Review Board of Trade Public Hearing

General Items

New Business

1. Board of Trade Special Review.

Old Business

Other Items

Announcements

2. Next meeting with be October 16, 204.

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. Board of Trade Special Review.

PUBLIC HEARING NOTICE

The Laurel Zoning Commission will conduct a public hearing on a Special Review for The Board of Trade (formerly known as Lucky Louie's) on property located at 117 E. Main Street, Laurel, Montana. The hearing is scheduled for ***6:00 p.m., or as soon as practicable thereafter, in the City Council Chambers (115 W. Main Street, Laurel, Montana), on Wednesday, September 18, 2024.***

The specific property subject to the Special Review is described as:

- LAUREL REALTY SUBD, S09, T02 S, R24 E, BLOCK 1, Lot 2 – 3
-

The use triggering the Special Review is a request for **onsite sale and consumption of alcohol** within the Laurel Central Business District (CBD)

In addition to the above items, the Zoning Commission/City Council will consider the following items in the Special Review Process:

- The request complies with the requirements of the City of Laurel Zoning;
- The request is consistent with the objectives and purpose of Title 17 of the Laurel Municipal Code;
- The proposed use is compatible with surrounding land use or is otherwise screened and separated from adjacent land in such a way as to minimize adverse effects;
- The zoning commission shall consider and may impose modification or conditions concerning, but not limited to:
    - Street and road capacity,
    - Ingress and egress to adjoining streets,
    - Off-street parking,
    - Fencing, screening and landscaping.
    - Building bulk and location,
    - Usable open space,
    - Signs and lighting,
    - Noise, vibration, air pollution and similar environmental influences.

A copy of the Special Review application and supporting materials is available for public review at Laurel City Hall during regular business hours. Questions may be directed to Kurt Markegard, Planning Director at (406) 628-4796 ext. 5305 or kmarkegard@laurel.mt.gov . Public comment is encouraged.

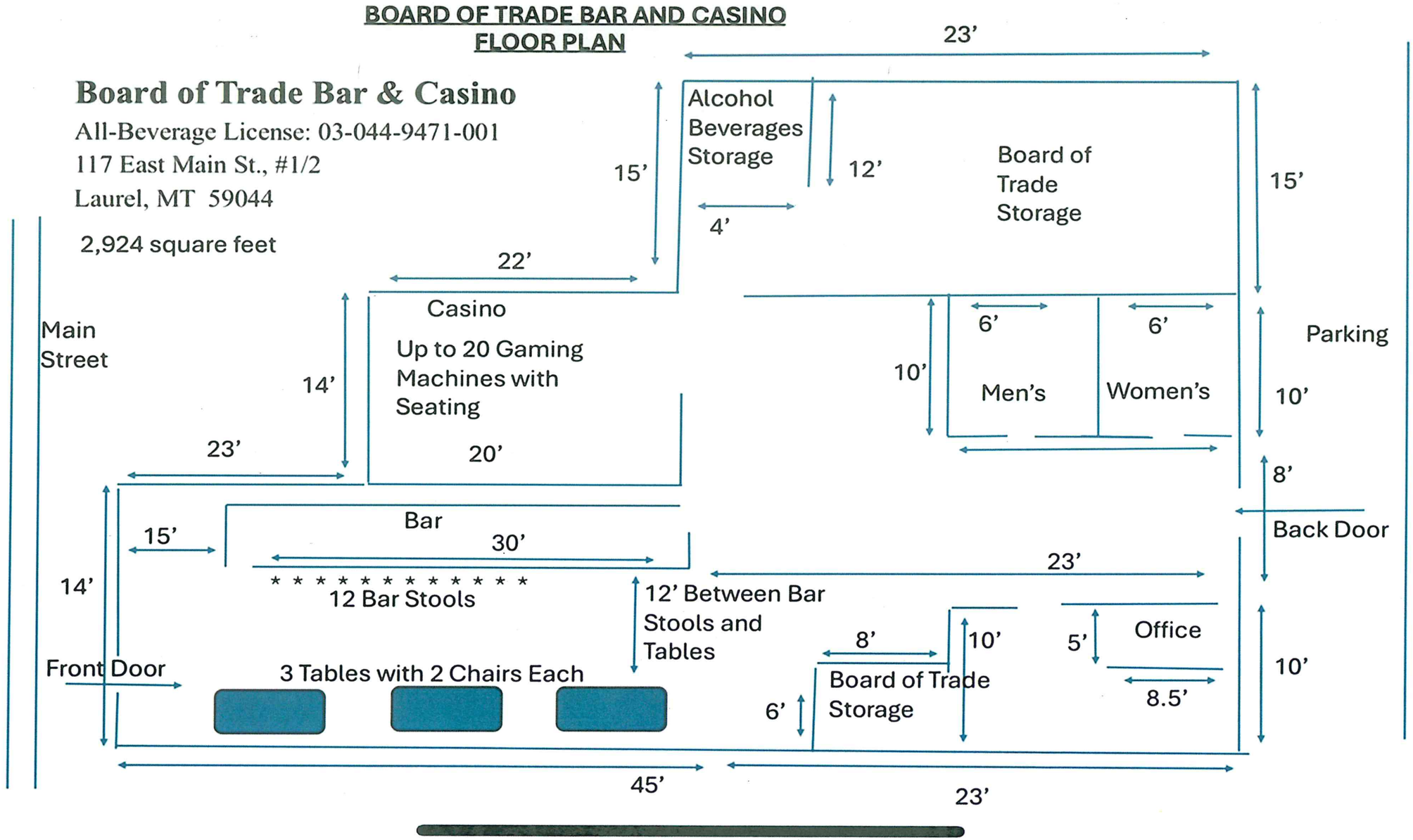
The City of Laurel is committed to open and transparent government and associated public decision-making processes. Public comment is encouraged.

BOARD OF TRADE BAR AND CASINO
FLOOR PLAN

Board of Trade Bar & Casino

All-Beverage License: 03-044-9471-001
117 East Main St., #1/2
Laurel, MT 59044

2,924 square feet



CITY HALL
115 W. 1ST ST.
PLANNING: 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 City Planner

Application for Special Review

The undersigned as owner or agent of the following described property requests a Special Review as outlined in Chapter 17 of the Laurel Municipal Code.

Applicant: Chad Page

Legal Description: _____

General Address: 117 1/2 East main Laurel MT

Owner of Tract: 406 LLC

Mailing Address: 701 East main Laurel MT

Phone Number: 406-861-9987

Email Address: ChadPage1982@yahoo.com

General Description of the requested Special Review:
To put Bar/Casino serve Beer/liquor

Timeline for development:
ASAP

Attachments:
_____ Site Map (printed on at least 11"x17" in paper size showing dimensions, acreage and location of tracts in question)
✓ Site Plan (printed on at least 11"x17" paper size including: property boundaries and lot line dimensions, the location of proposed/existing structures, off-street parking, site elevations, service and refuse areas, means of ingress and egress, landscaping, screening, signs and open space areas, and latitude and longitude of the site.
_____ Justification letter describing the special review requested and reasoning
_____ Map of all properties within 300 feet of the property
_____ List of the names and addresses of the property owners and/or agents for all parcels within 300 feet of the parcel under Special Review. (City staff can assist with this process)
✓ Special Review fee as per Laurel Schedule of Fees

Applicant Signature: [signature]

Date: aug/28/2024

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Instructions for Special Review Applications

Special Review applications are reviewed by the Laurel City-County Planning Board, which acts as the City Zoning Commission for Special Reviews. The Zoning Commission shall make a recommendation to the Laurel City Council for final approval, approval with conditions, or denial of the application. The City Council has the final authority to grant or deny application requests.

1. Applications must be received on or before the 1st of the month to be considered at the following month's meeting.
2. Application forms and supporting documents must be completely filled out, printed legibly or typed, with sufficient detail for the Zoning Commission and City Council to make a decision on the matter.
3. If new construction or a change in the use of the property is contemplated, building and/or development plans shall be submitted with the application.
4. Applications must be submitted to the Planning Department with the applicable fee as noted in the most recent Schedule of Fees.
5. A public hearing is required to be held for all Special Review applications.
6. The City will notify all property owners listed within the 300-foot radius and a legal ad will be published at least 15 days prior to the public hearing.
7. The Laurel Zoning Commission meets the 3rd Wednesday of the month at 5:35PM at the Laurel City Council Chambers. The applicant or a representative of the applicant must be present at the public hearing.
8. Recommendations of the Laurel City-County Planning Board shall be provided to the Laurel City Council for their review and final Approval, Conditional Approval, or Denail of the application.

August 29, 2024

To Whom it May Concern:

In compliance with Laurel Municipal Code Chapter 17.68, this letter and attendant materials comprise a request for a Special Review to approve the Montana Department of Revenue's transfer of Sonny O'Day's, Inc., All-Beverage License from The Pelican Cafe, LLC, to the location of the former historic Board of Trade Bar (BOT), known most recently as Lucky Louie's Tavern and Casino (Lucky's), at 117 #1/2, East Main Street. The new BOT (in the process of forming its own LLC) will provide a continuance of the very same services that were provided by Lucky's a mere year ago, the only difference being that the location will have a different name and will be under different ownership.

Sonny O'Day's and the Board of Trade Bar are indeed historic, providing nearly a century of service to the residents of the greater Laurel-area community and its visitors. Both have been written about extensively in publications describing the history of Laurel and the State of Montana. Joining together Sonny's liquor license (the oldest singly-held liquor license in the State of Montana) with the legendary Board of Trade Bar, reinforces fond Laurel memories, establishes a comfortable haven for Laurel residents, serves as an attraction for countless visitors, and contributes significantly to the local economy, making this new enterprise a vital, active, and even more integral part of the greater Laurel-area community than each was, separately.

Because heritage and long-standing traditions are important in Laurel, we seek timely approval of this Special Request, to ensure that Sonny O'Day's historic All-Beverage license remains in Laurel, where Sonny and his wife, Carra, a much-beloved grade-school teacher, raised their family and lived for over nine decades, and that the legendary Board of Trade Bar will remain an important page in Laurel's history.

In order to ensure a smooth transition by, and to stay compliant with, the State of Montana, it is imperative that Sonny O'Day's license transfer from the Pelican Cafe to the Board of Trade receive the City of Laurel's approval, soon. Time is of the essence. If there is documentation missing that the Laurel City Council requires for final approval of the transfer, we propose a conditional approval, contingent on the receipt of the requested documentation, and that your final approval be confirmed as the date on

which you are in receipt of the last needed document.

Thank you in advance for your consideration of this Special Request. We look forward to long and valued service in the Laurel community.

Best regards,

Chad Page
Owner, The Pelican Cafe, LLC, and the Board of Trade Bar

Shelley Van Atta
Owner, Sonny O'Day, Inc.

Wold, Inc
2938 Arnold Palmer Drive
Billings, MT 59106

Yellowstone Bank
P.O. Box 81010
Billings, MT 59108

Montana Rail Link
P.O. Box 16624
Missoula, MT 59808

Laurel Montana Properties LLC
1952 E. Fort Union Blvd
Salt Lack City UT 84121

City of Laurel
P.O. Box 10
Laurel, MT 59044

Laurel Community Foundation Inc
P.O. Box 1130
Laurel, MT 59044

Shawn & Amy Mullaney
1629 Cove Lane
Laurel, MT 59044

103EM LLC
4826 Eloika Rd
Chattaroy, WA 99003

Cant Touch This LLC
3642 Custer Ave
Billings, MT 59102

Franklin & Joyce Kops
P.O. Box 1335
Havre, MT 59501

FBGM Holdings LLC
302 4th Avenue
Laurel, MT 59044

Lazy 8 Properties LLC
233 27th Avenue West
Laurel, MT 59044

Uniquities LLC
3085 US Highway 310
Bridger, MT 59014

117 Properties LLP
P.O. Box 50630
Casper, WY 82605

Terry & Tracy Steinmasel
50318 US Highway 93 #2
Polson, MT 59860

Qwest Corporation
700 W. Mineral Ave
Littletown CO, 80120

Jerome & Hazel Klein
411 W. 14th Street
Laurel, MT 59044

A Haus of Reality Inc
P.O. Box25
Laurel, MT 59044

Maack Properties LLP
2685 Ranch Trail Rd
Laurel, MT 59044

K&P 201 Management LLC
P.O. Box 186
Laurel, MT 59044

Loef Properties LLC
902 10th Avenue
Laurel, MT 59044

Sonny O'Days Ince
2940 Gregory Dr. N
Billings, MT 59102

Prometheus Land LLC
1704 N. 2nd Rd
Huntley, MT 59037

RFD Properties LLC
2639 Saint Johns Avenue
Billings, MT 59104

Propriedad West LLC
P.O. Box 20853
Billings, MT 59104

Summit National Bank
P.O. Box 98
Hulett WY, 82720

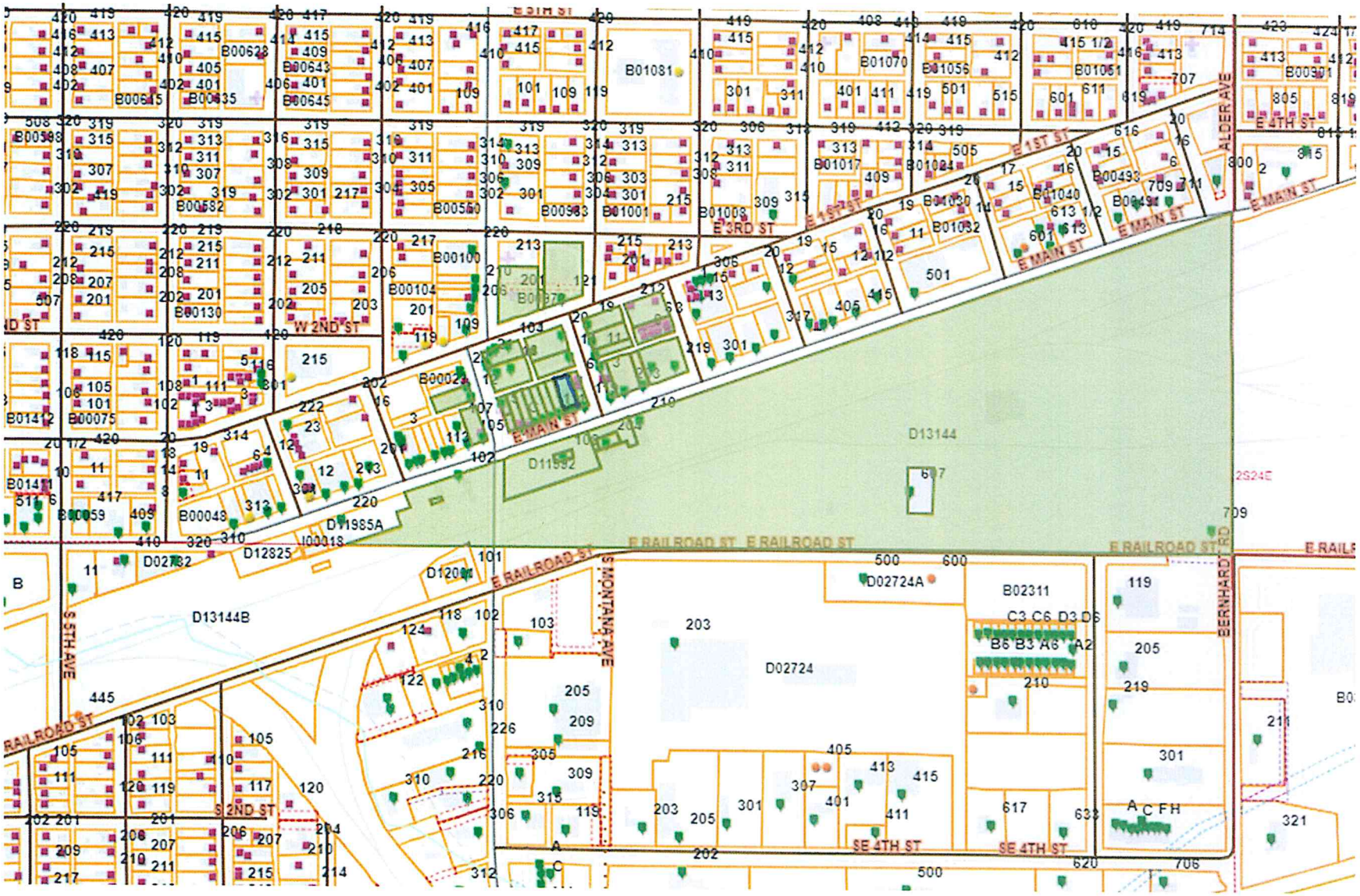
Rubicon Properties Laurel LLC
2639 Saint Johns Avenue
Billings, MT 59102

Tamsen & Paul Kober
11 Montana Avenue
Laurel, MT 59044

International Church of the
201 1st Avenue
Laurel, MT 59044

Glacier Bank
49 Common Loop
Kalispell, MT 59901

□ = Lot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E 4TH ST
E 1ST ST
E 3RD ST
E MAIN ST
W 2ND ST
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E RAILROAD ST
SE 4TH ST
S 5TH AVE
S MONTANA AVE
BERNHARDT RD
ALDER AVE
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D13144B
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D11992
D11985A
D12825
D12001
B01081
B01070
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