



**AGENDA
CITY OF LAUREL
CITY/COUNTY PLANNING BOARD
WEDNESDAY, FEBRUARY 18, 2026
6:00 PM
COUNCIL CHAMBERS**

Pledge of Allegiance

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

Disclosure of Conflict Of Interest

Public Hearing

General Items

1. Minutes from January 21, 2026
2. Appointment of Mike Waters to the Laurel - Yellowstone City-County Planning Board

New Business

3. Laurel Industrial Park Subdivision 2nd Filing

Old Business

4. Laurel-Yellowstone City-County Planning Board Bylaws

Other Items

Announcements

5. Potential date for next meeting will be March 18, 2026

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. Minutes from January 21, 2026

**MINUTES
CITY OF LAUREL
CITY/COUNTY PLANNING BOARD
WEDNESDAY, JANUARY 21, 2026**

A City/County Planning board meeting was held in Council Chambers and called to order by County chair Judy Goldsby at 6:00 pm on January 21, 2026.

Board Members Present:

<u> X </u> Tom Canape	<u> X </u> Richard Herr	<u> X </u> Paul Thomae
<u> X </u> Ron Benner	<u> X </u> Richard Klose	
<u> X </u> Judy Goldsby	<u> X </u> Jonathan Klasna	

Others Present:

Amber Hatton – Deputy Clerk Treasurer
Kurt Markegard – CAO

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 - None

Public Hearing - None

General Items

1. **Minutes from December 18, 2025 –**
Motion made by Richard Herr to approve December 18, 2025, minutes, seconded by Jon Klasna. There was no public comment. Motion passed 7-0.
2. **Nomination and Election of President-**
Montion made by Richard Herr to nomination Richard Klose as President, seconded by Tom Canape. There was no public comment. Motion passed 7-0.
3. **Nomination and Election of Vice President-**
Richard Klose nominated Tom Canape as Vice President. Ron Benner nominated Jon Klasna to remain the Vice President. Jon Klasna accepted to remain the Vice President. Tom Canape made a second motion to keep Jon Klasna as Vice President.

There was no public comment. Motion passed 7-0.

New Business

4. **Review and Amend Bylaws-**

The board, with the assistance of Kurt Markegard, went through each section of the bylaw and discussed what changes needed to be addressed. Ron Benner volunteered to document the changes to the bylaw and bring them back to the board to review. The changes will also need to be reviewed by the City and County Attorneys and may need to be approved by Laurel Council and County Commissioners.

Old Business - none

Other Items - none

Announcements

5. Next Meeting: February 18, 2026, at 6:00 pm

Adjournment:

Motion by Jon Klasna to adjourn the meeting, seconded by Richard Herr. There was no public comment. Motion passed 7-0.

There being no further business to come before the Board at this time, the meeting was adjourned at 7:40 PM.

Amber Hatton

Deputy Clerk Treasurer

File Attachments for Item:

2. Appointment of Mike Waters to the Laurel - Yellowstone City-County Planning Board

YELLOWSTONE COUNTY BOARD OF COUNTY COMMISSIONERS

Resolution No. 26-07

**A RESOLUTION APPOINTING MICHAEL J. WATERS TO THE CITY OF LAUREL /
YELLOWSTONE COUNTY JOINT CITY-COUNTY PLANNING BOARD**

WHEREAS, pursuant to § 76-1-112, MCA, and the Interlocal Agreement between the City of Laurel and Yellowstone County, approved November 3, 2014, the City of Laurel / Yellowstone County Joint City-County Planning Board was established; and

WHEREAS, the Interlocal Agreement provides that vacancies on the Board shall be filled by the entity that made the original appointment, with the appointee serving the remainder of the unexpired term; and

WHEREAS, a vacancy currently exists on the City of Laurel / Yellowstone County Joint City-County Planning Board in a position appointed by the Yellowstone County Board of County Commissioners; and

WHEREAS, Michael J. Waters is qualified to serve and is willing to accept appointment to the Board.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Yellowstone County, Montana, that Michael J. Waters is hereby appointed to the City of Laurel / Yellowstone County Joint City-County Planning Board to fill the existing vacancy, for the remainder of the term ending June 30, 2026.

Passed and Adopted on the 27th day of January 2026.

BOARD OF COUNTY COMMISSIONERS
YELLOWSTONE COUNTY, MONTANA.



Mark Morse, Chair



Chris White, Member



Jeff Martin, Clerk and Recorder

Resolution No. 26-07

**A RESOLUTION APPOINTING MICHAEL J. WATERS TO THE CITY OF LAUREL / YELLOWSTONE
COUNTY JOINT CITY-COUNTY PLANNING BOARD**

1 of 1

File Attachments for Item:

3. Laurel Industrial Park Subdivision 2nd Filing

CITY HALL
115 W. 1ST 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



Planning Office

INTRODUCTION

On December 4, 2025, Sanbell submitted a preliminary plat application for the Laurel Industrial Park Subdivision 2nd Filing. The proposed subdivision would create four new lots within the Laurel Highway Commercial Zoning District. The property is currently vacant and is located on the southwest corner of the intersection of East Railroad Street and South Washington Avenue. The project is being reviewed as a First Minor Subdivision because the parent tract existed on or before 2003, the lot sizes and proposed use of the property post subdivision are consistent with the prevailing city zoning regulations. The project will be presented to the Laurel – Yellowstone City County Planning Board on February 18, 2026, with the decision being made by the Laurel City Council.

RECOMMENDATION

Staff recommends that the Planning Board recommend that the City Council grant conditional approval of the preliminary plat of Laurel Industrial Park 2nd Filing Subdivision and adopt the Findings of Fact as presented in the staff report.

PROPOSED CONDITIONS OF APPROVAL

1. To provide for the installation of private utilities, prior to final plat approval the applicant will coordinate with private utility providers for any needed easements and show them on the final plat as requested by the private utility companies.
2. To provide for proper addressing, prior to final plat approval the applicant will secure an address for each lot in the subdivision at the time of development.
3. That the extension of water, sewer, and storm water for each lot in the subdivision be reviewed and approved by the Montana Department of Environmental Quality.
4. Minor changes may be made to the SIA final documents, as requested by the Planning, Legal or Public Works Departments to clarify the documents and bring them into the standard acceptable format.
5. That the proposed alley be dedicated as a public right-of-way and constructed to the standards of the Public Works Standards of the City of Laurel.
6. That a professional engineer designs a sidewalk section along East Railroad Street that conforms to the City of Laurel Public Works Standards. The SIA shall require that when a lot in the subdivision is developed the sidewalk shall be installed in accordance with the approved design.

7. The final plat shall comply with all requirements of the Laurel – Yellowstone County Subdivision Regulations, the changes recommended by the various City and County Departments, and the laws and Administrative Rules of the State of Montana.

VARIANCES REQUESTED

N/A. None Requested.

PROCEEDURAL HISTORY

- On September 10, 2025, a pre-application meeting was held to discuss the proposal.
- The preliminary plat application was submitted on December 5, 2025.
- Element Review was completed on December 12, 2025.
- Sufficiency review was completed on January 6, 2026
- The matter is scheduled for the Laurel-Yellowstone Planning Board on February 18, 2026.
- The developer granted a 30-day extension to the review time on January 8, 2026.
- The preliminary plat review timeline expires on March 25, 2026.

PLAT INFORMATION

General Location:	Intersection East Railroad Street and South Washington Avenue. The property is located within the City of Laurel.
Legal Description:	Lot -1 Block 1 Laurel Industrial Park NE¼ Section 16, Township 2 South, Range 24 East, P.M.M.
Engineer and Surveyor:	Sanbell
Existing Zoning:	None
Existing Land Use:	Vacant
Proposed Land Use:	Industrial/Mini Storage
Gross and Net Area:	1.99/1.64
Proposed Number of Lots:	4 New Lots
Lot Size:	0.42 – 0.43
Parkland Requirements:	N/A Exempt to Parkland Dedication.
FEMA FIRMette	Areas of Minimal Flooding FIRM #30111C1420E Attached

Attachments

Findings of Fact

Proposed Plat
Draft SIA
FEMA FIRMette
Geotechnical Report

FINDINGS OF FACT

The Planning staff has prepared the following Findings of Fact for the preliminary plat of Lot-1 Block-1, Laurel Industrial Park 2nd Filing. These findings are based on the preliminary plat application and supplemental documents and addresses the review criteria required by the Montana Subdivision and Platting Act (76-3-608 M.C.A.) and the Laurel – Yellowstone Subdivision Regulations.

A. Primary Review Criteria 76-3-608 MCA.

1. Effect on Agriculture and Agricultural Water Users Facilities

- a. The parent tract was created via subdivision prior to 2003 as an industrial park.
- b. The parent tract is located within the City of Laurel and is, and has been zoned, for industrial uses for over 20 years.
- c. The parent tract consists of approximately 1.99 acres and has no real Agricultural value.
- d. The water rights for the irrigated property will continue to run with the property.
- e. The irrigation systems will not be altered by this subdivision.

There are not any anticipated adverse effects on agriculture or agricultural water users facilities.

2. Effect on Local Services

- a. The parcel being created is currently served by existing facilities. As such, the extension of public utilities is not necessary.
- b. The addition of three new lots will not have an adverse impact on local services such as solid waste streets, emergency services, schools, or mail delivery.
- c. The proposal is to extend sewer services along the rear of each lot. Public utilities need to be in public rights-of-way.
- d. The subdivision is exempt from the provision of park land as it is not for residential purposes.

The effect on local services is minimal.

3. Effect on the Natural Environment

- a. The lot addition of three new tracts will not have a measurable impact on the natural environment.
- b. The property is located within the incorporated limits of the City of Laurel.
- c. The property surrounding the parcel being created has and continues to be used for commercial and industrial purposes.

The effect on the Natural Environment is insignificant.

4. Effect on Wildlife and Wildlife Habitat

- a. There are no known endangered or threatened species on the property.
- b. The property is not frequented by wildlife and is wholly surrounded by commercial and industrial uses. A Sage Grouse consultation is not required where the property is located within the city limits.

This subdivision should have a minimal effect on wildlife and wildlife habitat.

5. Effect on the Public Health, Safety, and Welfare

- a. There are no known natural or man-made hazards on the property.
- b. The property is not located within a 100-year flood hazard area per FIRM #30111C1420E.
- c. The water and sewer main extensions will need to be designed by a professional engineer and reviewed and approved by MDEQ.
- d. The property is in the Laurel Fire District and is served by the Laurel Police Department.

The effect on public health, safety and welfare is insignificant.

B. Was an Environmental Assessment Required?

Minor Subdivisions are exempt from the requirements of preparing an Environmental Assessment. 76-3-609(2)(d)(i) M.C.A.

C. Does the subdivision conform to the City of Laurel Growth Policy?

- a. **Preservation of prime agricultural lands.** The lot being created is not located on the irrigated agricultural lands.
- b. **The Laurel Growth Policy designates this property as Industrial on the future land use map.** Industrial uses are important to the local economy as they provide job opportunities and significant additions to the local taxable valuation.
- c. **Land Use Plan relationship to Housing.** Industrial development provides for good jobs that support a strong housing demand which supports schools, parks and services meeting needs of people and families.

D. Does the subdivision conform to the Montana Subdivision and Platting Act and to local subdivision regulations?

The proposed subdivision is in conformance with the Laurel – Yellowstone Subdivision Regulations. The developer and the local government have complied with the subdivision review and approval processes prescribed in the local regulations and the MSPA.

E. Does the proposed subdivision conform to all requirements of the zoning in effect?

The proposed division and the intended future use is consistent with the prevailing zoning on the property.

F. Does the proposed plat provide easements for the location and installation of any utilities?

The necessary public and private easements exist.

G. Does the proposed plat provide legal and physical access to each parcel within the subdivision and the notation of that access on the plat?

Each lot in the subdivision has the ability to install an approach to East Railroad Street and via the proposed alley to South Washington Ave.

CONCLUSIONS OF FINDINGS OF FACT

- The preliminary plat of Laurel Industrial Park 2nd Filing does not create any adverse impacts that warrant denial of the subdivision.
- The proposed subdivision conforms to several goals and objectives of the City of Laurel Growth Management Plan.
- The proposed subdivision complies with state and local subdivision regulations, sanitary requirements, has legal and physical access, and is consistent with the prevailing zoning.
- Any potential adverse impacts of the subdivision can be adequately mitigated by the imposition of conditions of approval.

RECOMMENDATION

Staff recommends that the Laurel – Yellowstone City County Planning Board recommend that the Laurel City Council grant conditional approval of the preliminary plat of Laurel Industrial Park 2nd Filing and adopt the Findings of Fact presented in the staff report.



LETTER OF TRANSMITTAL

To: City of Laurel

Date: 12-04-25

Attn. Planning & Public Works Depts.

Project No: 04028.12

115 W 1st St

Project: Laurel Industrial Park Sub. 2nd Filing

Laurel, MT 59044

Reference: Preliminary Plat Application

☒ By Mail

☒ By Email

☐ Delivered By Hand

☐ To Pick Up

Attachments:

☐ SID Pre-Creation Exhibits

☐ Contract Documents

☐ Prints

☐ Plans/Specifications

☐ Change Order

☒ Plat Submittal

☐ Shop Drawings

☐ Estimate

☐ Other

MESSAGES:

Enclosed is the preliminary plat application for a proposed first minor subdivision within Laurel Industrial Park Subdivision. Two paper copies and one electronic copy have been provided. Please reach out to me if additional paper copies are needed, and they will be provided ASAP.

Please feel free to reach out to me at cscoles@sanbell.com or 406-869-3373 as needed.

Thank you,

Signed: _____

Connor Scoles, EI

A handwritten signature in blue ink, appearing to read 'C. Scoles', is written over a horizontal line.

LAUREL INDUSTRIAL PARK SUBDIVISION, 2ND FILING

Project #04028.12

Location – Laurel Montana



**Intelligent Infrastructure.
Enduring Communities.**

NOVEMBER 2025



APPENDIX E

Preliminary Plat Application

Subdivision Name: Laurel Industrial Park Subdivision, 2nd Filing

Date of Preapplication Meeting: 09/10/2025

Type: Major _____ First Minor X Subsequent Minor _____

Tax Code: B02311

Location: Laurel, Montana

Legal Description: Lot 1, Block 1, Laurel Industrial Park Subdivision

¼ Section: NE ¼ Sec 16, Township: 02 South, Range: 24 East

General Location: Southwest of intersection of South Washington Avenue and East Railroad Street

Subdivider Information:

Name: Solberg Enterprises, LLC

Officers include Steve Solberg

Address: 500 SE 4th St. Laurel, MT 59044-3308

Telephone: 406-860-4004 E-mail: steves@laurelford.net

Owner Information:

Name: Steve Solberg

Address: 500 SE 4th St. Laurel, MT 59044-3308

Telephone: 406-860-4004 E-mail: steves@laurelford.net

Plat Data:

Gross Area: 1.99 Acres

Net Area: 1.64 Acres

Number of Lots: 4

Maximum Lot Size: 0.43 Acres

Minimum Lot Size: 0.42 Acres

Linear Feet of Streets: 0 feet (600 feet of alley)

Existing Zoning: Highway Commercial

Surrounding Zoning:

North: Heavy Industrial

South: Highway Commercial

East: Light Industrial

West: Light Industrial

Existing Land Use: Undeveloped

Proposed Land Use: Highway Commercial

Parkland Requirement:

Land: ___0___ Acres: ___0___

Cash: ___0___ Cash: \$ ___0___

No Parkland Requirements per MCA 76-3-621 and City of Laurel Code of Ordinances 16.10.070: "park land dedication may not be required" when "subdivision for parcels that are all nonresidential".

Variances Requested (list and attach Variance Request):

- 1.
- 2.
- 3.

Service Providers for Proposed Subdivision

Gas: Montana Dakota Utilities

Electric: Yellowstone Valley Electric Cooperative

Telephone: CenturyLink and Spectrum

School (Elementary, Middle, High): Laurel Elementary School, Laurel Intermediate School, Laurel Middle School, Laurel High School.

Irrigation District: Big Ditch

Cable Television: CenturyLink and Spectrum

List of Materials Submitted with Application

1. Preliminary Plat
2. Draft Subdivision Improvement Agreement
4. Fema Firmette Floodplain Map
5. A Geotechnical report

Agent Information

Name: Sanbell

Address: 1300 Transtech Way

Telephone: 406-869-3373

Title 16 - SUBDIVISIONS
APPENDIX E

I declare that I am the owner of record of the above-described property, and have examined all statements and information contained herein, and all attached exhibits, and to the best of my knowledge and belief, are true and correct.

Owner of Record Date

Owner Under Contract Date

The submission of a preliminary plat application constitutes a grant of permission by the subdivider to enter the subject property.

(Ord. 07-01 (part), 2007)

LAUREL INDUSTRIAL PARK SUBDIVISION, 2ND FILING

Project #04028.12

APPENDIX A PRELIMINARY PLAT

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PRELIMINARY PLAT OF
LAUREL INDUSTRIAL PARK SUBDIVISION, 2ND FILING

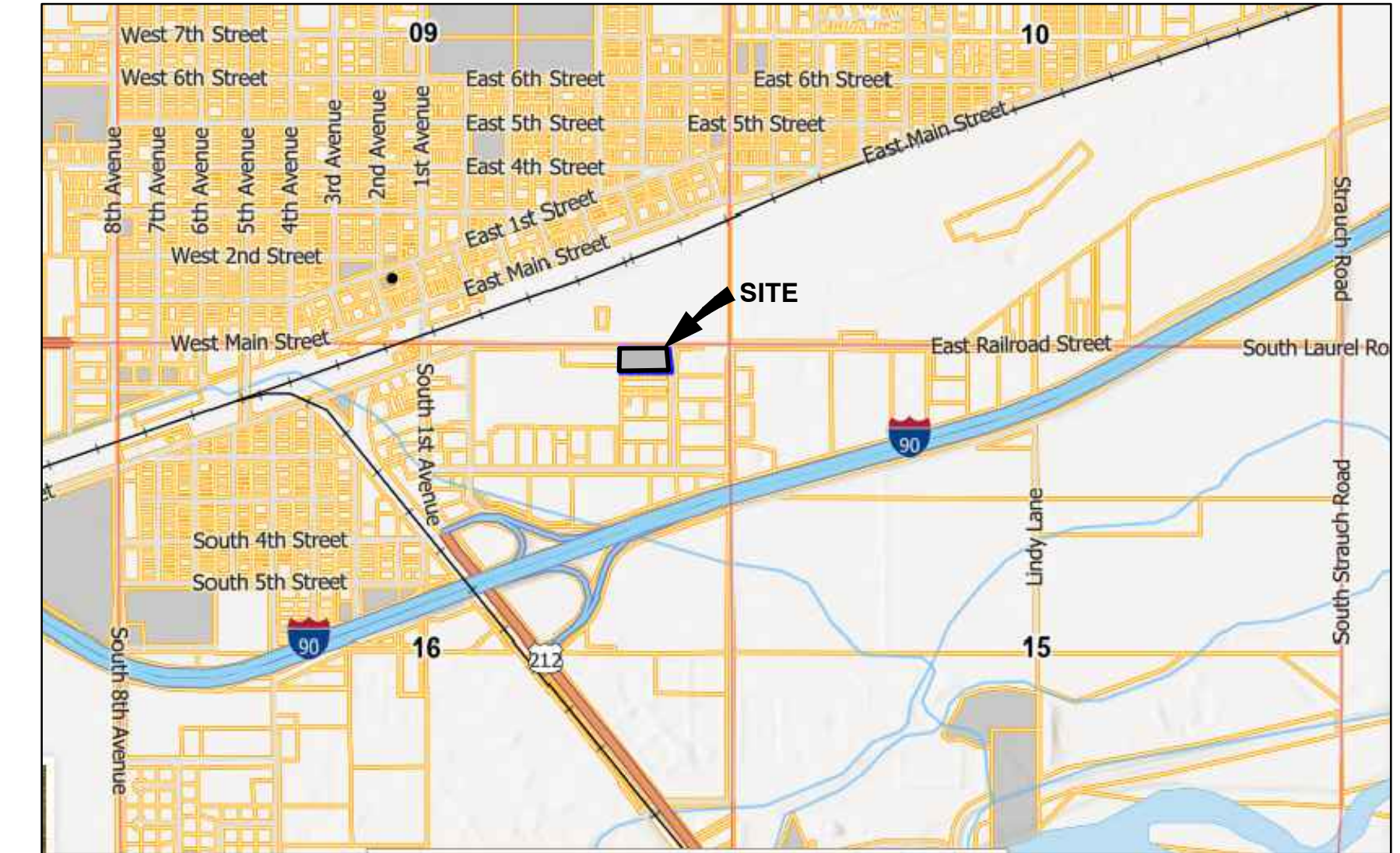
BEING LOT 1, BLOCK 1 OF LAUREL INDUSTRIAL PARK SUBDIVISION
SITUATED IN THE NE1/4 OF SECTION 16, T. 2 S., R. 24 E., P.M.M.
YELLOWSTONE COUNTY, MONTANA

PREPARED FOR OWNER/SUBDIVIDER: SOLBERG ENTERPRISES LLC.

PREPARED BY : **sanbell**

NOVEMBER, 2025

BILLINGS, MONTANA



VICINITY MAP
NOT TO SCALE

PLAT DATA

NUMBER OF PROPOSED LOTS	= 4
MAXIMUM LOT AREA	= 0.43 AC
MINIMUM LOT AREA	= 0.42 AC
AREA OF PARKLAND	= 0.00 AC
LINEAR FEET OF PROPOSED STREETS	= 0.00 AC
LINEAR FEET OF PROPOSED ALLEY	= 600
NET AREA OF SUBDIVISION	= 1.60 AC
GROSS AREA OF SUBDIVISION	= 1.99 AC
EXISTING ZONING	= HC
PROPOSED ZONING	= HC
EXISTING LAND USE	= UNDEVELOPED
PROPOSED LAND USE	= HC

ADJACENT OWNERS

- 1 BNSF RAILWAY CO
P.O. BOX 961089
FORT WORTH, TX 76161-0089
- 2 FIBER GLASS SYSTEMS LP
7909 PARKWOOD CIRCLE
LAUREL, MT 59044
- 3 ROBERT & LUANNE ENG
1405 WILLOW DR
LAUREL, MT 59044-9643
- 4 CANYON CREEK STATIONS, LLC
204 S WASHINGTON AVE UNIT A4
LAUREL, MT 59044-3331
- 5 FOX LUMBER SALES INC
P.O. BOX 1000
HAMILTON, MT 59840-1000
- 6 MONTANA POWER COMPANY
31 W 68TH ST
SIOUX FALLS, SD 57108-5613

ADJACENT ZONING

1	HEAVY INDUSTRIAL
2	LIGHT INDUSTRIAL
3	LIGHT INDUSTRIAL (NORTH ± HALF) HIGHWAY COMMERCIAL (SOUTH ± HALF)
4	HIGHWAY COMMERCIAL
5	LIGHT INDUSTRIAL
6	LIGHT INDUSTRIAL



30 15 0 30 60

SCALE: 1" = 30'

LAUREL INDUSTRIAL PARK SUBDIVISION, 2ND FILING

Project #04028.12

APPENDIX B SUBDIVISION IMPROVEMENT AGREEMENT

Intelligent Infrastructure.
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Subdivision Improvements Agreement

Laurel Industrial Park Subdivision, 2nd Filing

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Return to:
Sanbell
1300 North Transtech Way
Billings, MT 59102

Subdivision Improvements Agreement

This agreement is made and entered into this _____ day of _____, 202____, by and between **Solberg Enterprises, L.L.C.**, whose address for the purpose of this agreement is 500 SE 4th Street Laurel, MT 59044, hereinafter referred to as "Subdivider," and the **CITY OF LAUREL or COUNTY OF YELLOWSTONE**, Montana, hereinafter referred to as "City/County."

WITNESSETH:

WHEREAS, at a regular meeting conducted on _____ day of _____, 202____, the City-County Planning Board recommended conditional approval of a preliminary plat of Laurel Industrial Park Subdivision, 2nd Filing; and

WHEREAS, at a regular meeting conducted on _____ day of _____, 202____, the City Council/County Commissioners conditionally approved a preliminary plat of Laurel Industrial Park Subdivision, 2nd Filing; and

WHEREAS, a Subdivision Improvements Agreement is required by the City/County prior to the approval of the final plat.

WHEREAS, the provisions of this agreement shall be effective and applicable to *Laurel Industrial Park Subdivision, 2nd Filing* upon the filing of the final plat thereof in the Office of the Clerk and Recorder of Yellowstone County, Montana. The Subdivision shall comply with all requirements of the City of Laurel Subdivision Regulations, the rules, regulations, policies, and resolutions of the City of Laurel, Yellowstone County, and the laws and administrative rules of the State of Montana.

THEREFORE, THE PARTIES TO THIS AGREEMENT, for and in consideration of the mutual promises herein contained and for other good and valuable consideration, do hereby agree as follows:

I. VARIANCES

- A. Subdivider has requested, and the City/County hereby grants, the following variances from the strict interpretation of these Subdivision Regulations:

1. None Requested

II. CONDITIONS THAT RUN WITH THE LAND

- A. Lot owners will be required to construct that segment of the required sidewalk that fronts their property at the time of lot development. Sidewalk is to meet construction standards outlined by City of Laurel Standards for Public Works Improvements, 2024.
- B. Lot owners should be aware that a geotechnical study has been completed for the property.
- C. No water rights have been transferred to the lot owners. No rights to waters from irrigation ditches exist for the property.
- D. There is attached hereto a Waiver waiving the right to protest the creation of the special improvement district or districts, which by this reference is expressly incorporated herein and made as much a part hereof as though fully and completely set forth herein at this point. The Waiver will be filed with the plat, shall run with the land, and shall constitute the guarantee by the Subdivider and property owner or owners of the developments described herein. Said Waiver is effective upon filing and is not conditioned on the completion of the conditions set forth in this Agreement. The Subdivider and owner specifically agree that they are waiving valuable rights and do so voluntarily.

III. TRANSPORTATION

- A. Streets

The subdivision fronts the existing East Railroad Street and South Washington Avenue. East Railroad Street has an existing 80-foot-wide right-of-way dedication along the subdivision frontage and is constructed to a paved width of 24 feet. South Washington Avenue has an existing 60-foot-wide right of way dedication and is constructed to a

paved width of 52 feet with curb and gutter along the subdivision frontage.

No further streets are proposed. A new alley is proposed.

- Proposed rights-of-way widths:
No changes to proposed East Railroad Street or South Washington Avenue right-of-way widths.

Alley right of way will have 20-foot width
- Proposed pavement widths and surface types:
East Railroad Street pavement will be widened to 22 feet from centerline of right of way to new back of curb along the subdivision frontage. No changes proposed to the existing width of South Washington Avenue along the subdivision frontage.

Alley to have a 15-foot-wide gravel surfacing. Alley to meet alley construction standards set by City of Laurel Standards for Public Works Improvements, 2024. All approaches to the alley from other rights of way to meet the construction standards set by the Montana Public Works Standard Specifications, 7th Edition.
- Curb and gutter design:

Curb and gutter is to be added to the pavement edge of East Railroad Street and South Washington Avenue that fronts the property in all locations where existing full curb and gutter is not already in place.

B. Sidewalks

Types of required sidewalk:

Lot owners will be required to construct that segment of the required sidewalk that fronts their property at the time of lot development. Sidewalk is to meet construction standards outlined by City of Laurel Standards for Public Works Improvements, 2024.

Location of required sidewalks:

Sidewalk is to be placed adjacent to the back of curb in South Washington Avenue, except for the north 45 feet of frontage in South Washington Avenue, where sidewalk is to transition to a boulevard walk

with a 6.5 feet boulevard to bypass an existing fire hydrant and electrical utilities.

Sidewalk is to be placed adjacent to a 5-foot-wide boulevard along the south side of East Railroad Street.

Widths and surface:

Sidewalks are to be 5 feet wide.

Other required sidewalk improvements:

Sidewalks shall be ADA compliant. Any detectable warning plates shall be cast iron truncated domes.

- C. Street Lighting
 - No Street Lighting is to be installed.
- D. Traffic Control Devices
 - No changes to existing traffic control devices are proposed.
- E. Access
 - Access locations are to be determined at the time of future lot development.
 - No restrictions are proposed to access.
- F. Bike or Pedestrian Trail Plans
 - No trails are proposed.
- G. Public Transit
 - No public transit services are proposed.

IV. EMERGENCY SERVICE

- Emergency access to be provided by the existing East Railroad Street and South Washington Avenue rights of way, and the proposed alley with widths and construction requirements described in section III of this agreement.
- Urban Wildland Interface Code requirements do not apply to the property.

V. STORM DRAINAGE

All drainage improvements shall comply with the provisions of the *City of Laurel Standards for Public Works 2024*, and a storm water management plan

shall be submitted to and approved by the City of Laurel Public Works Department.

- No existing stormwater detention facilities are on site. One six-inch storm sewer service shall be provided to each site from the existing 60-inch diameter existing storm drain main in East Railroad Street.
- Upon development, each lot owner shall construct stormwater improvements in compliance with Part 8 of the City of Laurel Standards for Public Works, 2024.

VI. UTILITIES

The SIA does not constitute an approval for extension of, or connection to, water mains and sanitary sewers. The property owner shall make application for extension/connection of water mains and sanitary sewers to the Public Works Department. The extension/connection of/to water mains and sanitary sewers is subject to the approval of the applications and the conditions of approval. Applications shall be submitted for processing prior to the start of any construction and prior to review and approval of any project plans and specifications. The appropriate water and wastewater hookup fees in effect shall be submitted with the applications.

Fees shall be paid for the lots as applied for in the extension application and as per the first paragraph above. The Developer/Owner acknowledges that the subdivision shall be subject to the applicable System Development Fees in effect at the time new water and/or sanitary sewer service connections are made. The design/installation of sanitary sewers and appurtenances, and water mains and appurtenances (fire hydrants, etc.) shall be in accordance with design standards, specifications, rules, regulations of and as approved by the City of Laurel Public Works Department, Fire Department, and the Montana Department of Environmental Quality.

A. Water

One new fire hydrant apparatus shall connect to the existing 8-inch water main in East Railroad Street. Four 4-inch diameter water services (one for each lot) are to connect to the existing 8-inch water main in East Railroad Street. A shutoff valve is to be constructed for each service where the service crosses the property line. All water improvements are to meet the City of Laurel Standards for Public Works Improvements, 2024.

B. Sanitary Sewer

Approximately 380 linear feet of 8-inch diameter sanitary sewer main shall be constructed in the new alley. Four new 6-inch diameter sanitary sewer services will be constructed from the main stubbed to the property line, one to each lot. All sanitary sewer improvements are to meet the City of Laurel Standards for Public Works Improvements, 2024.

C. Power, Telephone, Gas, and Cable Television

- Existing overhead power is in place within the property boundary along the north and east property lines.
- 8-foot-wide utility easements are provided along the north and east boundaries of the subdivision for existing and future utilities.

VII. PARKS/OPEN SPACE

- No Parkland Requirements per MCA 76-3-621 and City of Laurel Code of Ordinances 16.10.070: “park land dedication may not be required” when “subdivision for parcels that are all nonresidential”.
- No park improvements to be constructed.
- No park maintenance district to be formed.

VIII. IRRIGATION

- The development is in the Big Ditch irrigation district.
- No irrigation ditches are located on or adjacent to the property, so no mitigation efforts are required to protect irrigation ditches.
- There are no existing or proposed easements for irrigation ditches on the property.

IX. SOILS/GEOTECHNICAL STUDY

- A geotechnical study was completed for the site by Geoscience, PLLP on June 17, 2014.
- Specific foundation construction details and pavement sections are recommended in the geotechnical study.
- See the geotechnical study for details on recommended construction practices on site.

X. FINANCIAL GUARANTEES

Except as otherwise provided, Subdivider shall install and construct said required improvements with cash or by utilizing the mechanics of a special improvement district or private contracts secured by letters of credit or a letter of commitment to lend funds from a commercial lender. All engineering and legal work in connection with such improvements shall be paid by the contracting parties pursuant to said special improvement district or private contract, and the improvements shall be installed as approved by the Public Works and Public Utilities Department.

XI. LEGAL PROVISIONS

- A. Subdivider agrees to guarantee all public improvements for a period of one year from the date of final acceptance by the AGB.
- B. The owners of the properties involved in this proposed Subdivision by signature subscribed herein below agree, consent, and shall be bound by the provisions of this Agreement.
- C. The covenants, agreements, and all statements in this Agreement apply to and shall be binding on the heirs, personal representatives, successors and assigns of the respective parties.
- D. 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.
- E. Any amendments or modifications of this Agreement or any provisions herein shall be made in writing and executed in the same manner as this original document and shall after execution become a part of this Agreement.
- F. Subdivider shall comply with all applicable federal, state, and local statutes, ordinances, and administrative regulations during the performance and discharge of its obligations. Subdivider acknowledges and agrees that nothing contained herein shall relieve or exempt it from such compliance.

IN WITNESS WHEREOF, the parties hereto have set their hands and official seals on the date first above written.

"SUBDIVIDER" *Solberg Enterprises, L.L.C.*

By: _____

Its: _____

STATE OF MONTANA)

: ss

County of Yellowstone)

On this day of, 2025, before me, a Notary Public in and for the State of Montana, personally appeared, Steve Solberg, officer of Solberg Enterprises, L.L.C., known to me to be the subdivider who executed the foregoing instrument and acknowledged to me that he/she executed the same.

Notary Public in and for the State of Montana

Printed Name: _____

Residing at: _____

My commission expires: _____

This agreement is hereby approved and accepted by the City/County, this ____ day of _____, 202__.

"CITY"

CITY OF LAUREL, MONTANA

By: _____

Mayor

Attest: _____

City Clerk

WAIVER OF RIGHT TO PROTEST

FOR VALUABLE CONSIDERATION, the undersigned, being the Subdivider and all of the owners of the hereinafter described real property, do hereby waive the right to protest the formation of one or more special improvement district(s) for street light maintenance and energy, and for the construction of streets, street widening, sidewalks, survey monuments, street name signs, curb and gutter, street lights, driveways, traffic signals, and traffic control devices, parks and park maintenance, trails, sanitary sewer lines, water lines, storm drains (either within or outside the area), and other improvements incident to the above which the City of Laurel or Yellowstone County may require.

This Waiver and Agreement is independent from all other agreements and is supported by sufficient independent consideration to which the undersigned are parties and shall run with the land and shall be binding upon the undersigned, their successors and assigns, and the same shall be recorded in the office of the County Clerk and Recorder of Yellowstone County, Montana.

The real property hereinabove mentioned is more particularly described as follows:

Laurel Industrial Park Subdivision, 2nd Filing

Signed and dated this _____ day of _____, 202__.

Subdivider/Owner

By: _____

Its: Officer for Solberg Enterprises, L.L.C.

STATE OF MONTANA)

: ss

County of Yellowstone)

On this _____ day of _____, 2025, before me, a Notary Public in and for the State of Montana, personally appeared Steve Solberg, known to me to be Officer for Solberg Enterprises, L.L.C., the person who executed the foregoing instrument and acknowledged to me that he/she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year hereinabove written.

Notary Public in and for the State of Montana

Printed name: _____

Residing in _____

My commission expires: _____

LAUREL INDUSTRIAL PARK SUBDIVISION, 2ND FILING

Project #04028.12

APPENDIX C FEMA FLOODPLAIN MAP

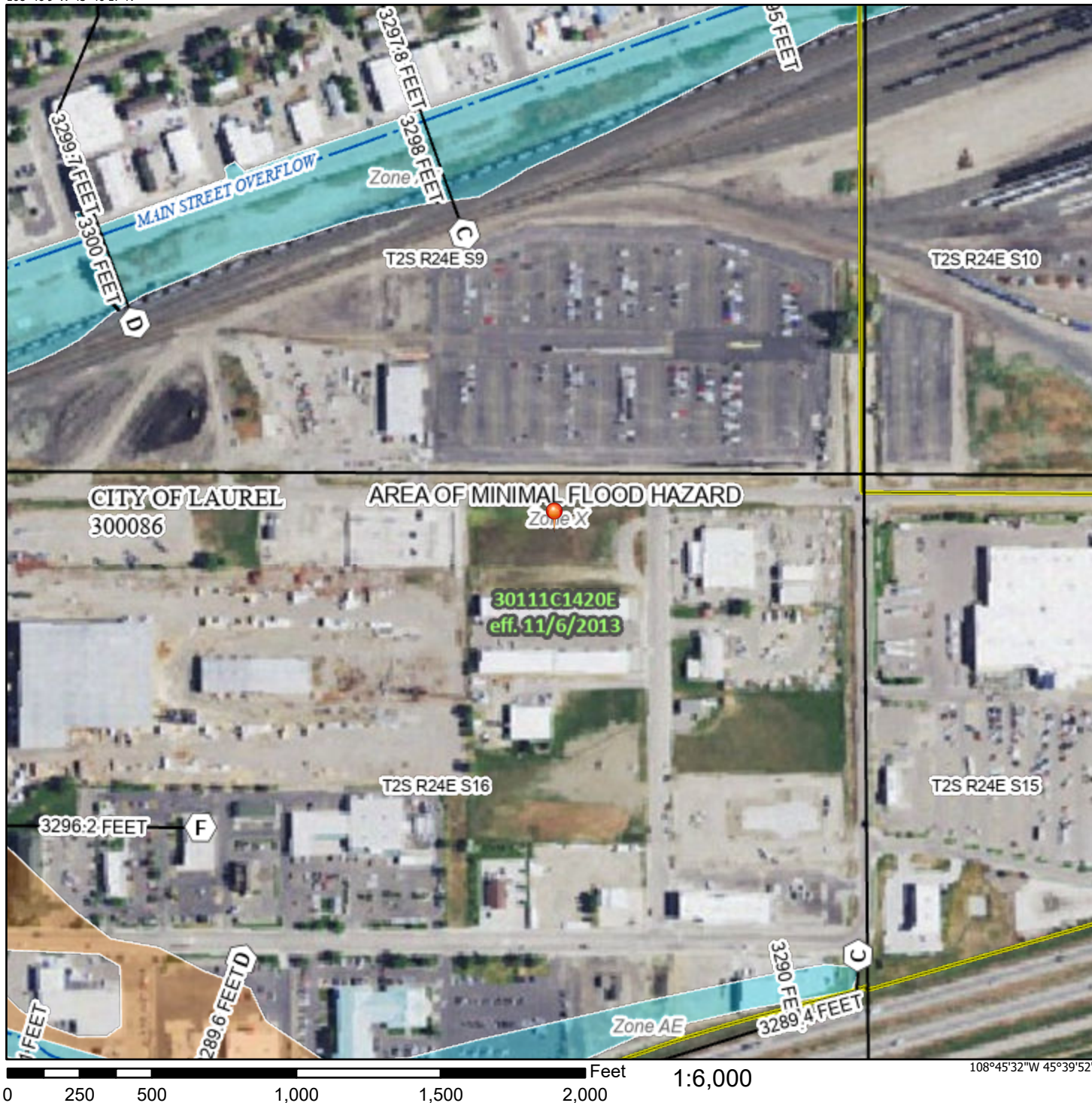
Intelligent Infrastructure.
Enduring Communities.



National Flood Hazard Layer FIRMeTte



108°46'9"W 45°40'17"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **11/12/2025 at 9:52 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifier, FIRM panel number, and FIRM effective date. Map in unmapped and unmapped areas cannot be used for regulatory purposes.

LAUREL INDUSTRIAL PARK SUBDIVISION, 2ND FILING

Project #04028.12

APPENDIX D GEOTECHNICAL REPORT

Intelligent Infrastructure.
Enduring Communities.



GEOSCIENCE, PLLP

2728 GREGORY DRIVE NORTH

BILLINGS, MONTANA 59102

406.656.5028

WWW.GEOSCIENCEINC.NET

June 17, 2014

JKS, LLP

Attn: Mr. Jim Haar
1201 Fourth Ave. N.
Billings, MT 59101

**RE: GEOTECHNICAL STUDY; PROPOSED COMMERCIAL DEVELOPMENT,
LOTS 2, 3B, & 4 LAUREL INDUSTRIAL PARK SUBDIVISION, LAUREL,
MT**

Dear Mr. Haar:

We are pleased to present this geotechnical site investigation report for the proposed development on Lots 2, 3B, and 4 of Laurel Industrial Park Subdivision in Laurel, Montana. The report describes site conditions and presents conclusions and recommendations to support design and construction of foundation elements.

As building plans and design elevations are developed, we are available to discuss our recommendations and possible. If you have any questions about this report, or if we may provide other services, please contact us.

Best Regards,

GEOSCIENCE, PLLP



Greg S. Vick, PG



Jordan L. Grover, PE

Enc: Report

**GEOTECHNICAL INVESTIGATION REPORT
LOTS 2, 3B, & 4
LAUREL INDUSTRIAL PARK SUBDIVISION
LAUREL, MONTANA**

Prepared for:

**JKS, LLP
1201 Fourth Ave. N.
Billings, MT 59101**

Prepared by:

**GEOSCIENCE, PLLP
GEOTECHNICAL ENGINEERING & GEOLOGY
2728 GREGORY DRIVE NORTH
BILLINGS, MONTANA 59102**

June 17, 2014

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1.0 SUMMARY

GEOSCIENCE conducted a geotechnical site investigation for the proposed commercial development on Lots 2, 3B, and 4 of Laurel Industrial Park Subdivision in Laurel, Montana (the site).

The scope of services included subsurface exploration, field observations, material property testing, engineering analyses, and furnishing this geotechnical report. The purposes were to investigate soil, rock and groundwater conditions, evaluate soil-engineering properties, and provide recommendations to support design and construction of foundation elements.

The site is underlain by fine-grained alluvial soils (clay with lesser silt and fine sand), coarse-grained sandy gravel with cobble at depths of about 7 to 11 feet, and then shale bedrock at depth. Groundwater was encountered at about 8 to 9 feet during drilling. The upper clay soils appear relatively low in density and of moderate to high plasticity indicating the potential for shrink/swell and subsequent differential movement under foundations and slabs-on-grade.

Provided the structures are lightly loaded (2 klf or less for perimeter wall loads) and some differential movement is acceptable, foundation subgrade improvement consisting of over-excavation of 24 inches of native soil and placement of compacted structural fill may be used to help reduce the potential for differential movement. A woven fabric such as Propex 315ST or equivalent shall be placed at the native soil/structural fill interface.

Other options of foundation support may be considered based on foundation loading, required performance, and economics. If the anticipated foundation loads are increased or the tolerance of movement becomes less, the deeper sandy gravel with cobble or shale bedrock may be targeted for bearing. An economical comparison may be considered to compare excavation/replacement costs versus supporting the structures within the sandy gravel with cobble for low to moderate loads and shale for higher loads. This office is available to discuss options.

At grade flooring systems and slabs shall consider the potential for subgrade shrink/swell associated with moderately to highly plastic clay soils, such as encountered at the site. Slab design alternatives may include subgrade improvement by partial over-excavation and replacement, subgrade stabilization by cement or lime treatment, or designing floor systems as structural elements.

Final surface grading and building elevations shall be planned to maintain positive drainage around the structures and to help prevent surface water infiltration near foundations and slabs. Surface runoff from adjacent properties, particularly from the west, shall be controlled and directed away from structures.

Infiltration basins, if required, shall be located as far as practical away from building foundations. We suggest targeting the deeper sandy gravel with cobble for infiltration. Site constraints may limit the location of detention basins. Site designers should use their discretion in siting detention basins, but shall accept the risk to slabs, pavement, or foundations caused by infiltration and saturation of subgrade soils.

Control of water including landscape irrigation, rain gutter downspouts, buried water lines, and surface runoff is critical. Based on our experience, the following critical points regarding foundation construction and water management are emphasized. This report should be passed on to design professionals, building contractors, property managers, and future property owners so that they will be alerted to potential hazards discussed herein.

- If soils in the foundation excavations become wet or frozen during construction, the wet or frozen material must be removed.
- Excessive wetting during construction is a common cause of foundation distress. Excavated soils should be placed around the excavation to prevent storm runoff or other surface water from flowing into the excavation during construction.
- Exterior backfills must be compacted and sloped to drain away from structures. Runoff should be discharged away from the proposed and adjacent structures.
- Irrigation is strongly discouraged within 10 feet of the building. Over irrigation must be avoided. Underground irrigation systems should be pressure tested when installed and checked periodically for leaks.
- Runoff discharge detention basins are not recommended adjacent to or upgradient from foundations. A minimum separation of 50 feet is suggested between detention basins and foundations. Site constraints may limit the location of detention basins. Site designers should use their discretion in siting detention basins, but shall accept the risk of settlement caused by infiltration and saturation of soils below foundations.
- Buried rain gutter downspouts or buried extensions are not recommended unless the owner assures maintenance and performance of the buried pipes.
- If site grading fill exceeds 3 feet in height, this office shall be notified to re-evaluate our recommendations.

This report, including engineering analyses, recommendations, figures, and design details are exclusive to the above referenced site. Under no circumstances shall the figures be separated from the text and used independently. Recommendations in this report are not applicable to other construction sites. The above summary shall be considered an overview and does not constitute the entire report.

2.0 PROPOSED CONSTRUCTION

Preliminary plans indicate light duty commercial units will be constructed. Anticipated foundation loads are considered unknown at this time, but are likely on the order of 2 klf for continuous perimeter wall loads and 15 kips for isolated column loads. No basement or

habitable space below grade is planned. Paved parking areas are planned around the perimeter of the buildings. At the time of this report, excavation for foundations had not begun.

3.0 INVESTIGATION PROCEDURE

3.1 Field Investigation

Fieldwork consisted of site reconnaissance and drilling and sampling ten geotechnical soil borings. Approximate borehole locations are shown on Figure 1 in Appendix A. Subsurface logs are attached in Appendix B.

Soil type, thickness, consistency, and relative moisture content were observed and documented by an Engineering Geologist and Professional Engineer. Site conditions may be variable and actual soil conditions encountered in the foundation excavations may differ from those represented on the borehole logs.

4.0 SITE CONDITIONS

Soil, bedrock, and groundwater conditions are described below.

4.1 Soils and Material Testing

In general, the site is underlain by fine-grained alluvial soils (clay with lesser silt and fine sand), coarse-grained sandy gravel with cobble at depths of about 7 to 11 feet, and then shale bedrock at depth.

The fine-grained alluvium mostly consists of stratified deposits of lean to fat clay (CL, CH), with thin lenses of clayey to silty sand (SC, SM). The fine-grained soils are generally described as soft to medium stiff, brown, dry becoming moist or saturated, low to high plasticity, stratified, and moisture sensitive. Laboratory testing indicates Liquid Limits range from 37 to 46, Plastic Index of 21 to 31, with 90 to 100% passing the No. 200 sieve. Consolidation testing indicates the fine-grained soils are compressible under the anticipated foundation loads with moderate swell potential under lightly loaded footings and floor slabs. Laboratory test results are included in Appendix C.

Coarse-grained alluvium underlies the site at depths of about 7 to 11 feet below the ground surface. The coarse-grained alluvium consists of stratified deposits of poorly graded gravel and cobble with sand, classifying as GP under the USCS. The sandy gravel is generally gray, wet, medium dense to dense, and stratified.

4.2 Bedrock

Based on published geologic maps by Lopez, 2002, and Ross et al, 1965 the project site is underlain by bedrock of the Niobrara Shale formation. The shale is generally described as gray to dark gray, dry to slightly moist, weak, thinly bedded to laminated, and slightly to moderately weathered.

4.3 Groundwater

Groundwater was observed at depths of about 8 to 9 feet during the field investigation. Soil moisture conditions and groundwater levels, however, likely vary seasonally. Local flood irrigation and irrigation ditches near the site likely significantly influences groundwater levels. Temporary piezometers were installed and may be monitored as time allows.

Soil moisture conditions will likely fluctuate in response to seasonal precipitation, runoff, snowmelt, and irrigation. Additionally, concrete slab construction blocks air/soil moisture transfer in arid climates and subsequently increases soil moisture. Controlling moisture change of soils below structures is considered by some to be the most critical factor affecting foundation performance in the area.

Seasonal groundwater level variation has not been established by this office through long-term monitoring. Consequently, the client and owner should use caution when planning final elevations. Habitable space below grade is not recommended.

4.4 Earthquakes and Seismicity

The City of Laurel and vicinity are in an area of low seismic activity. Site ground accelerations from seismic activity were obtained from the U.S. Geological Survey 2008 data for probabilistic ground motions with a uniform likelihood of exceedance of 2% in 50 years. The ground motion values, in percent of gravity, for a “firm rock” site are:

Peak Ground Acceleration (PGA)	5.5% g
0.2 Second Period Spectral Acceleration (S_s)	12% g
1.0 Second Period Spectral Acceleration (S_1)	4.5% g

Site ground motion accelerations and a design response spectrum were derived in accordance with the general procedure defined in the 2009 International Building Code (IBC) and ASCE 7 – Minimum Design Loads for Buildings and Other Structures. The provisions of the building codes are intended to provide uniform levels of performance for structures, depending on their occupancy and use and the risk inherent to their failure.

The approach adopted in the building codes is intended to provide a uniform margin of safety against collapse at the *design* ground motion. The *design* earthquake ground motion is selected at a ground shaking level that is 2/3 of the *maximum considered earthquake* (MCE) ground motion. The MCE ground motion is defined with a uniform likelihood of exceedance of 2 percent in 50 years (a return period of about 2,500 years). The Site Ground Motion parameters are presented below and the Design Seismic Response Spectrum is shown on Figure 2 in Appendix A.

Earthquake Loads – Site Ground Motion and Design Response Spectrum 2009 International Building Code (IBC) Section 1613/ASCE 7 Section 9.0.

Mapped Maximum Considered Earthquake (MCE) Spectral Response Acceleration Parameters, Site Class B:

$$0.2\text{-Sec Period } (S_s) = 0.143 \qquad 1\text{-Sec Period } (S_1) = 0.055$$

Site Class Definition for Project: D – Stiff Soil – Site Class Definition

Site Coefficients and Adjusted MCE Spectral Response Acceleration Parameters:

$$S_{MS} = 0.228 \quad (F_a = 1.6) \qquad S_{M1} = 0.132 \quad (F_v = 2.4)$$

Design Spectral Response Acceleration Parameters:

$$\begin{array}{ll} S_{DS} = 0.152 & (\text{Site Class D}) \\ S_{D1} = 0.088 & (\text{Site Class D}) \end{array}$$

5.0 ENGINEERING ANALYSES AND RECOMMENDATIONS

5.1 Foundations

Provided the structures are lightly loaded (2 klf or less for perimeter wall loads) and some differential movement is acceptable, foundation subgrade improvement consisting of over-excavation of 24 inches of native soil and placement of compacted structural fill may be used to help reduce the potential for differential movement. A woven fabric such as Propex 315ST or equivalent shall be placed at the native soil/structural fill interface.

Other options of foundation support may be considered based on foundation loading, required performance, and economics. If the anticipated foundation loads are increased or the tolerance of movement becomes less, the deeper sandy gravel with cobble or shale bedrock may be targeted for bearing. An economical comparison may be considered to compare excavation/replacement costs versus supporting the structures within the sandy gravel with cobble for low to moderate loads and shale for higher loads. This office is available to discuss options.

At grade flooring systems and slabs shall consider the potential for subgrade shrink/swell associated with moderately to highly plastic clay soils, such as encountered at the site. Slab design alternatives may include subgrade improvement by partial over-excavation and replacement, subgrade stabilization by cement or lime treatment, or designing floor systems as structural elements.

Final surface grading and building elevations shall be planned to maintain positive drainage around the structures and to help prevent surface water infiltration near foundations and slabs. Surface runoff from adjacent properties, particularly from the west, shall be controlled and directed away from structures.

Over the life of the structure, minor cracks in the foundation walls, floors, and sheetrock are normal and should not be a cause for concern. Foundation footings should be placed at or below the frost depth recommended by local codes (typically 42 inches). Also, wet or frozen material should be removed from beneath the footings and floor slabs prior to pouring concrete.

This office should observe the excavations and exposed subgrade prior to placement of footings or structural fill to verify our assumptions.

5.2 Over-Excavation and Engineered Fill

Shallow foundation loads up to 2,000 psf may be supported by over-excavating the in-place, native clay soil to a depth of 24-inches and then placing compacted granular structural fill back up to footing elevations.

Engineered fill may consist of compacted imported granular material, typically 1½-inch minus road-mix material. Structural fill shall be placed in lifts and compacted to foundation elevation. Suitable structural fill materials shall follow the recommendations in the Earthwork/Fill Materials Section of this report.

Construction observation and field density testing are required to verify fill placement and compaction. Site preparation and placement and compaction of structural fill should conform to the recommendations in the Earthwork/Compaction Section of this report.

5.3 Lateral Loads on Basement Walls

Lateral pressures were calculated for active, passive, and at-rest conditions assuming level soil backfill adjacent to the foundation (Bowles, 1996).

Table 1 Lateral Loads γK (equivalent fluid pressure)	
Static Condition Level Backfill	At Rest - 52 pcf Active - 40 pcf Passive - 275 pcf

5.3.1 Soil Friction Factor

Terzaghi, et al (1996), suggest a maximum value of 30 degrees for the friction angle along a concrete base in granular soils. Accordingly, a friction value of 0.58, which is the tangent of 30 degrees, is suggested. A friction factor of 0.50 is suggested to calculate soil friction for design of retaining walls in contact with any fine-grained soils in the subgrade. The friction value may be combined with the passive pressure to resist horizontal loads.

5.4 Earthwork

5.4.1 Site Clearing and Subgrade Preparation

All sod, topsoil, and loose debris shall be removed from the entire building footprint as well as the planned paved parking area. All exposed subgrade surfaces should be free of mounds and depressions which could prevent uniform compaction. If unexpected fills, organics, or obstructions are encountered during site clearing or excavation, such features should be removed and the excavation thoroughly cleaned prior to backfill placement and/or construction.

Subgrade surfaces beneath building foundations shall be scarified, moisture-conditioned to near optimum moisture content, and recompactd to at least 98% of maximum dry density as measured by ASTM D 698. If density tests indicate compaction is not being achieved, soil should be scarified or removed, moisture-conditioned to within ± 2 percent of optimum moisture content, and re-compacted and re-tested. A minimum 5 ton roller is required for preparation of subgrade surfaces. Field density testing is required.

Fill, footings or slabs should not be placed on frozen or wet subgrade. Organics should be removed and replaced with structural fill. All excavations shall be inspected prior to fill or concrete placement. This office is available to inspect excavations. Adequate notice is appreciated.

5.4.2 Excavation

Based on the soil conditions encountered, conventional earthmoving equipment should be capable of excavating site soils. All excavations should be approved by a representative of GEOSCIENCE prior to backfill placement.

All excavations must conform to OSHA *Standards for Excavations*, 29 CFR Part 1926.652 Appendix B to Subpart P. Based on field observations, the soils at the site are classified as Type C using OSHA classification system. Type C soils require excavation slope angles not to exceed 1½ H: 1 V (horizontal to vertical) for excavations exceeding 5 feet in depth.

5.4.3 Fill Materials

Structural fill from an offsite source should conform to the following requirements or be approved by the project Geotechnical Engineer. Generally, 1 ½-inch minus, crushed aggregate base meets the following specification.

Table 2	
Granular Fill Recommendations	
Gradation	Percent finer by weight
3-inch	100
No. 4 Sieve	40-80
No. 200 Sieve	15 Maximum
Liquid Limit and Plastic Index = Non-plastic	

5.4.4 Fill Placement and Compaction

Structural fill placed beneath building foundations and floor slabs should be placed in maximum 9-inch loose lifts, moisture-conditioned to near optimum moisture content, and compacted to at least 98% of maximum dry density as measured by ASTM D 698. If density tests taken in the fill indicate compaction is not being achieved, fill should be scarified or removed, moisture-conditioned to within ±2 percent of optimum moisture content, and re-compacted and re-tested. No fill should be placed over frozen ground or in a frozen condition.

Field density testing is required for structural fill. Structural fill density testing is required at half of the structural fill height and at finished structural fill elevation.

Exterior foundation backfill and backfill below concrete slabs, driveways, sidewalks, and all other paving shall be compacted to a minimum 95% of maximum dry density as measured by ASTM D 698. It is important to keep all fills free of construction debris, organics, frozen lumps, and other deleterious materials. Fills should be observed during placement.

Additionally, exterior backfill should be over-constructed to maintain required grading if minor settlement/consolidation of the fill occurs. Care should be taken adjacent to “green” foundation concrete. Over compaction adjacent to “green” concrete may lead to foundation damage and cracking. Under no circumstances shall fill be placed using “hydro”-compaction methods. Excessive water may damage foundation elements.

5.5 Site Grading and Surface Water Control

Surface water should not be allowed to accumulate and infiltrate the soil near foundations. It must be controlled and directed away from the structures. Final surface grading and building elevations shall be planned to maintain positive drainage around the structure and to help prevent surface water infiltration near foundations and slabs.

Site grading is critical. A simple means of reducing moisture changes is to prevent surface water infiltration by sloping the ground away from the foundation. The recommended minimum slope within 10 feet of the building is 1 inch vertical for 1 foot horizontal. The sloped ground should be initially constructed at a greater slope to account for settlement/consolidation of exterior backfill. Within ten feet of the foundation, the upper 12 to 18 inches of backfill should consist of less permeable, compacted fine-grained soil (silts and clays). The area around the foundation should be inspected regularly by the property owner— particularly after a rainstorm – to determine if proper drainage away from the structure has been maintained.

Changes in site grading by landscapers or property owners have been a persistent and damaging problem. It is the property owner's responsibility to control water and maintain the site to prevent infiltration near foundations. Additionally, it is the property owner's responsibility to maintain rain gutter downspouts and buried sprinklers system conduits.

Roof drainage should include gutters, downspouts, extensions, and splash blocks. The downspouts should discharge at least 6 feet away from foundation walls and beyond any backfill zones.

Sprinklers should not spray closer than 10 feet from foundations and beyond backfill zones. Plantings near foundations should not trap surface runoff. Additionally, sidewalks or low-water consumption groundcover are recommended to further reduce the risk of water infiltration near the foundation walls.

Buried rain gutter discharge pipes are not recommended because of persistent, often undetected, seepage problems caused by clogging, crushing, and adverse grading of the pipes. Similarly, infiltration basins are not recommended adjacent to or upgradient of the structure or adjacent structures. If detention is required by statute, infiltration basins should be located down gradient and at least 50 feet from foundations. Site constraints may limit the location of detention basins. Site designers should use their discretion in siting detention basins, but shall accept the risk of settlement caused by infiltration and saturation of soils below foundations.

5.6 Foundation Drains

Habitable space below grade is not planned; as such, footing drains are not required by code.

5.7 Interior Slabs-On-Grade

A structural engineer should design interior slabs based on anticipated long-term and construction phase loading. Cracking and movement of slabs-on-grade is difficult to control and should be expected to occur with time. Cracking and movement may be the result of many factors such as concrete shrinkage and daily and seasonal variability in temperature and moisture and not necessarily the result of soil activity.

At grade flooring systems and slabs shall consider the potential for subgrade shrink/swell associated with moderately to highly plastic clay soils such as encountered at the site. Slab design alternatives may include subgrade improvement by partial over-excavation and replacement with granular fill, subgrade stabilization by cement or lime treatment, or designing the floor system as structural elements.

If floor coverings or coatings less permeable than the concrete slab will be used, or if moisture is a concern, we recommend a vapor retarder be placed beneath the slab. Some coverings, coatings or situations may require a vapor *barrier*, i.e., a membrane with a permeance less than 0.3 perms. Flooring installation should be consistent with the flooring manufacturer's recommendations for subsoil and slab construction and moisture testing prior to installation. A durable membrane such as *Stego Wrap* (Stego Industries, LLC) may be used. Such products should be installed according to the manufactures recommendations. Installation of a vapor barrier/retarder may increase the tendency for slab curling.

5.8 Exterior Slabs-On-Grade

Exterior concrete flatwork often moves in response to changes in temperature and soil moisture, or freeze/thaw cycles. Over-excavation and replacement of 12 inches of subgrade soil with granular fill may reduce the tendency of the slabs to move. Granular materials placed below slabs should be graded to drain. Steel reinforcement requirements shall be designed by the structural engineer based on anticipated long-term and construction phase loading as well as subgrade variability and curling tolerances.

Exterior columns should not bear on exterior slabs or un-compacted fill to help reduce slab movement being transferred to the structure.

5.9 Other Considerations

Footings, slabs, and foundation and retaining walls should be reinforced to resist differential movement. A structural engineer should specify reinforcement.

Water, sewer, and sprinkler lines should be pressure tested before backfilling and periodically after installation.

Type II Portland Cement with maximum water to cement ratio of 0.45 is recommended for all project concrete. All foundations and wall concrete should be designed and reinforced according to the recommendations of the project Structural Engineer.

5.10 Winter Construction

Subgrade soils and fill should be protected against frost. No concrete or structural fill shall be placed against frozen ground or contain frozen materials such as snow or ice. It is the contractor's responsibility to take adequate precautions to prevent damage from frost heave or frozen subgrade. Insulating or warming blankets are recommended to protect subgrade soils when temperatures are near or below freezing.

5.11 Construction Observations

A representative of this office should observe the foundation excavation and placement and compaction of structural fill recommended in this report. Recommendations in this report are contingent upon our involvement. If any unexpected soils or conditions are revealed during construction, this office should be notified immediately to survey the conditions and make necessary modifications.

6.0 PAVEMENT RECOMMENDATIONS

Design criteria are based on test hole observations and field classification of soil types. Design methodologies are consistent with methods suggested in Chapter 4 Low-Volume Road Design of the *AASHTO Guide for Design of Pavement Structures, (1993)*.

No traffic level data is available. Traffic levels are assumed to be low as inferred from the type and size of commercial buildings (assisted living facility) and city streets.

In general, subgrade soils encountered at the site include silty sand, sandy silt, sandy clay soils. Sod and uncontrolled fill encountered in the boreholes appears to be on the order of 0.5 to 1.5 feet thick. Fill thicknesses may vary across the site.

These soils are generally considered to be poor subgrade materials. California Bearing Ratio (CBR) values are estimated to be on the order of about 2 to 3. This value is considered to be poor strength for pavement subgrade.

The pavement section was developed based on the following design assumptions and our experience with similar projects and soil conditions. Projections for 18-kip equivalent single axle loads (ESAL) were not provided by the client. If the proposed project, traffic loading or design parameters differ from that assumed, this office shall be notified to re-evaluate our recommendations.

US Climate Region – VI

Reliability – 75 %

Traffic Level – Low

Performance Period – 20 years

Subgrade Quality – Poor (Estimated CBR = 3)

Pavement sections are based on an estimated structural number of 2.9.

Recommended pavement section is presented in the following table:

Table 3 Flexible Pavement and Aggregate Design Options			
Road Surface	Asphalt Concrete Thickness (inches)	Aggregate Base Course (inches)	Total Section Thickness (inches)
Low Volume Flexible Pavement	3	12	15

6.1.1 Roadway Site Clearing and Subgrade Preparation

Site preparation should consist of stripping the existing asphalt, concrete, vegetation, loose surficial materials, and debris from the proposed parking areas. All exposed subgrade surfaces should be free of mounds and depressions which could prevent uniform compaction. If man-placed fills or obstructions are encountered during site clearing or grading, such features should be removed and the excavation thoroughly cleaned prior to placement fill.

All exposed soils that will receive crushed aggregate base materials should be scarified to a minimum depth of 9 inches, conditioned to near optimum moisture content, and re-compacted to at least 95% of maximum dry density, as determined by ASTM D 698. Re-compacted subgrade surfaces shall then be proof-rolled with a loaded tandem-axle haul truck. A representative of this office shall observe and approve proof-rolling.

Areas that are observed to show excessive rutting, pumping, or are otherwise considered unstable during proof-rolling shall be excavated to a depth determined in the field and replaced with compacted gravel. Exceedingly soft or failed areas of subgrade may require placement of a geogrid or woven geotextile in addition to the clean compacted gravel to stabilize the subgrade. Crushed aggregate base may then be placed on the approved subgrade surface.

Subgrade and crushed aggregate base should be graded to drain. Saturation of base materials will substantially reduce the pavement life expectancy. Additionally, a collection system with proper grading should be incorporated into roadway design to collect and convey surface water and prevent accumulation and ponding.

6.1.2 Roadway Fill Materials

Untreated crushed aggregate base should conform to the following grading requirements or be approved by the project Geotechnical Engineer:

Table 4 Crushed Aggregate Base Specification	
Sieve Size (inch)	Percent finer by weight
1-1/2	95-100
3/4	70-89
3/8	50-70
No. 4	35-58
No. 40	9-30
No. 200	0-8
Liquid Limit/Plasticity Index	Non-Plastic

The crushed aggregate base course material should not contain more than 30% recycled asphalt pavement (RAP).

6.1.3 Roadway Fill Placement and Compaction

Fill material should be moisture-conditioned to near optimum moisture content and compacted to at least 95% of maximum dry density, as measured by ASTM D 698. If density tests taken in the fill indicate compaction is not being achieved, fill should be scarified or removed, moisture-conditioned to within ± 2 percent of optimum moisture content, and re-compacted and re-tested. No fill should be placed over frozen ground.

Additional work such as over-excavation and replacement with compacted gravel or placement of geogrid/geotextile resulting from poor construction practices, failure to control surface water, or excessive or repeated use of heavy construction equipment are not the responsibility of Owner/Client or GEOSCIENCE. Haul routes and heavy vehicle traffic shall be spread out across the site to help prevent “failed” subgrade areas. It is the contractor’s responsibility to maintain site drainage during construction.

6.1.4 High Traffic Areas

In areas subject to heavy repetitive vehicle loading, such as loading/delivery docks, approaches, or dumpster loading sites, a Portland Cement Concrete (PCC) pavement is recommended. The section should consist of a minimum of 6-inches of crushed base and a 6-inch thick PCC pavement.

Portland cement concrete mix design and material specifications should be in accordance with, or equivalent to, requirements of the AASHTO *Guide Specifications for Highway Construction* and the *Standard Specifications for Transportation Materials*.

6.1.5 Hot Mix Bituminous Asphalt

Asphalt concrete should conform to approved mix designs and meet MPW and the City of Billings Modifications for placement and compaction.

7.0 LIMITATIONS

The conclusions and recommendations presented in this report assume that site conditions are not substantially different than those exposed by the test holes. If subsurface conditions different from those encountered in the test holes are observed or appear to be present during construction, GEOSCIENCE, PLLP should be advised so that we can review those conditions and reconsider our recommendations where necessary. In addition, we should review any foundation plans for the project to determine if the recommendations presented have been followed.

If there is a substantial lapse of time between submission of this report and the start of work at the site (two years from the date of issuance) and/or conditions have changed due to natural causes or construction operations at or near the site, it is recommended that this report be reviewed to determine the applicability of the conclusions and recommendations.

This report was prepared for use by the client and their representatives. It should be made available to prospective contractors for information on factual data only and not as a warranty of subsurface conditions. This report should be passed on to design professionals, contractors, and future property owners to alert them to the risks associated with water and other hazards.

It is customary for the consultant that provides design recommendations to be retained to provide observation and related services during construction. If GEOSCIENCE, PLLP is not retained to provide continuing services, you agree to hold harmless from all claims, losses, and expenses arising out of any interpretation, clarifications, substitutions, or modifications of our work provided to you or others. If GEOSCIENCE, PLLP is retained to provide observations and related services during construction, our services will not in any way have any right to control the work, stop the job, supervise or coordinate subcontractors, direct the contractor's means, methods, techniques, sequences or procedures of construction, and safety precautions and programs.

This report has been prepared for the exclusive use of our client, as referenced in the cover letter and cover page of this report. All information contained in this report as well as any future written documents, that may address comments or questions regarding this report, constitute the "entire report". GEOSCIENCE, PLLP's opinions, conclusions, and recommendations are based on the entire report. This report may be insufficient for other applications or other clients, other than those described herein. The entire report shall not be transferred to other clients or used for other purposes without the written consent and permission of GEOSCIENCE, PLLP.

Long term monitoring of groundwater levels was not included as part of this scope of services. Groundwater levels may change due to seasonal precipitation, irrigations, changes in land use and other factors. Evaluation of these influences or prediction of future groundwater levels is outside of this scope of services.

These services have been performed in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing in this area under similar conditions. No warranty is made or implied.

This report, including engineering analyses, recommendations, figures, and design details are exclusive to the above referenced site. Under no circumstances shall the figures be separated from the text and used independently. Recommendations in this report are not applicable to other construction sites.

8.0 REFERENCES

Bowles, J.E., 1996, Foundation Analysis and Design, 5th Ed.: McGraw-Hill.

Lopez, D. A., 2002, Geologic Map of the Billings Area, Yellowstone County Montana; Montana Bureau of Mines and Geology, Geologic Map Series No. 61-A.

Terzaghi, K., Peck, R.B., and Mesri, G., 1996, Soil Mechanics in Engineering Practice, 3rd Edition, John Wiley and Sons, Inc.

APPENDIX A

Figures



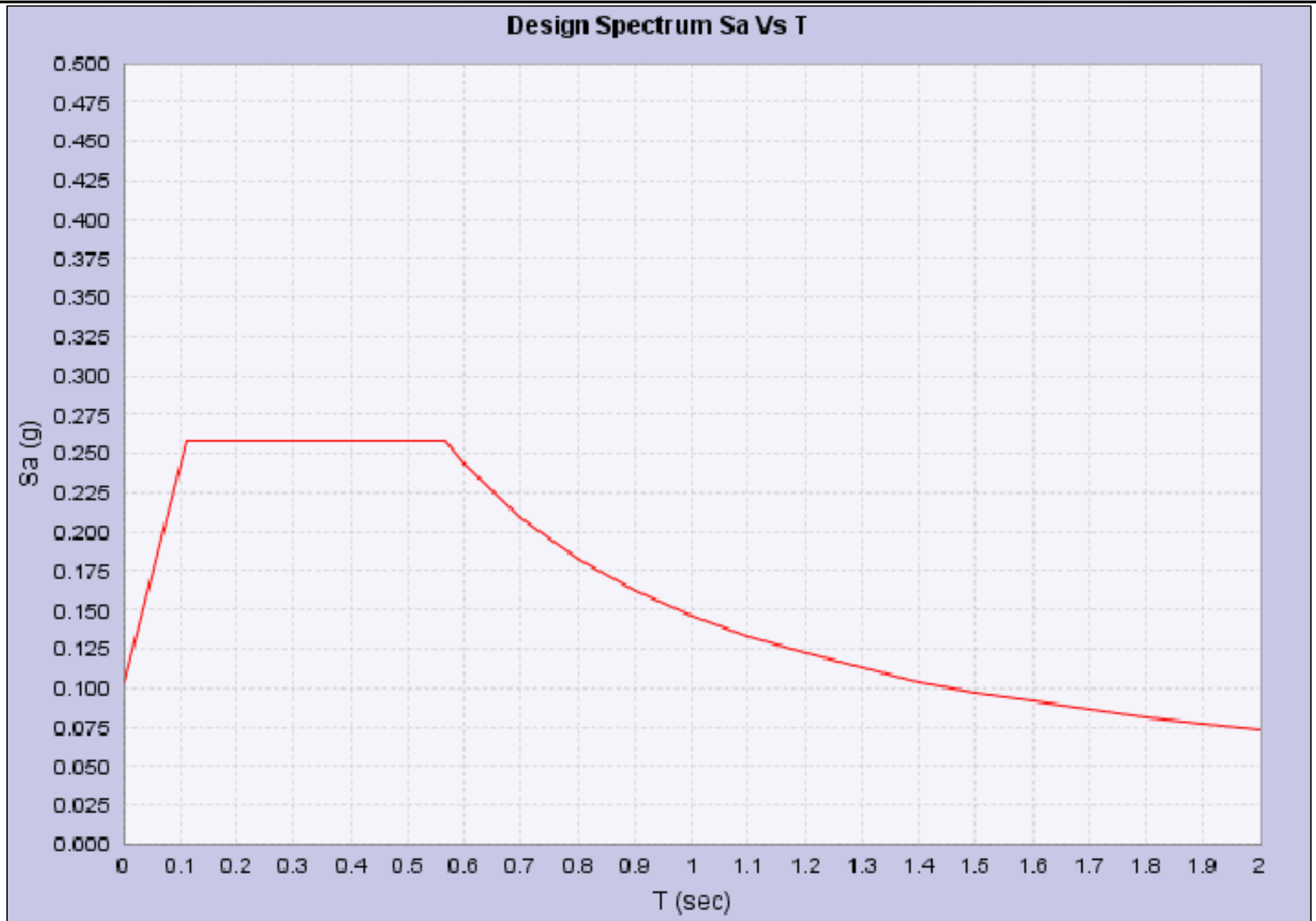
● INDICATES APPROXIMATE BOREHOLE LOCATION ADVANCED BY GEOSCIENCE 5-22-2014

Geotechnical Investigation Report
 Proposed Commercial Development
 Lots 2, 3B & 4, Blk 1, Laurel Industrial
 Park Sub., Laurel, Montana

SITE AND BOREHOLE LOCATION MAP

FIGURE

1



Geotechnical Investigation Report
Proposed Commercial Development
Lots 2, 3B, & 4, Block 1 Laurel Industrial
Park Sub., Laurel, Montana

2009 INTERNATIONAL BUILDING CODE
DESIGN RESPONSE SPECTRA S_a vs. T

FIGURE

APPENDIX B

Borehole Logs

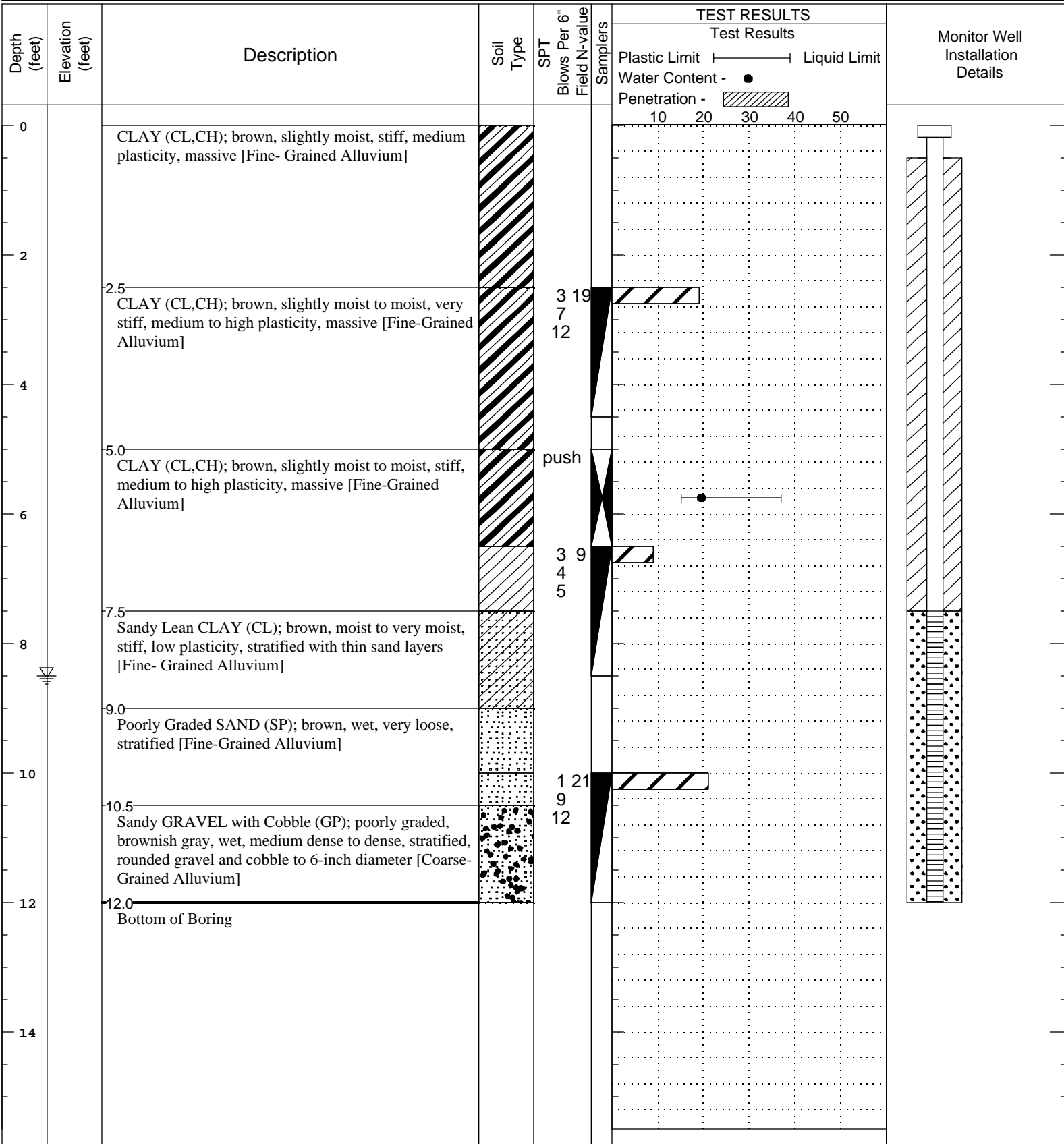
BOREHOLE LOG

LOG NO. B-1

PROJECT: Lots 1, 2, 3B, & 4, Block 1 Laurel Industrial Park
 CLIENT: Harr/Solberg
 LOCATION: Northwest Portion Lot 1
 DRILLER: jlg
 DRILLING METHOD: Geoscience Simco - Hollow Stem Augers
 DEPTH TO - WATER> INITIAL: 8.5 AFTER 24 HOURS: 8.5 CAVING> C

STRUCTURE: Commercial
 DATE: 5/22/2014
 ELEVATION: nm
 LOGGED BY: gsv

File: Laurel Ind Park Logs



Stratigraphy Based On Field Observations And Geologic Mapping

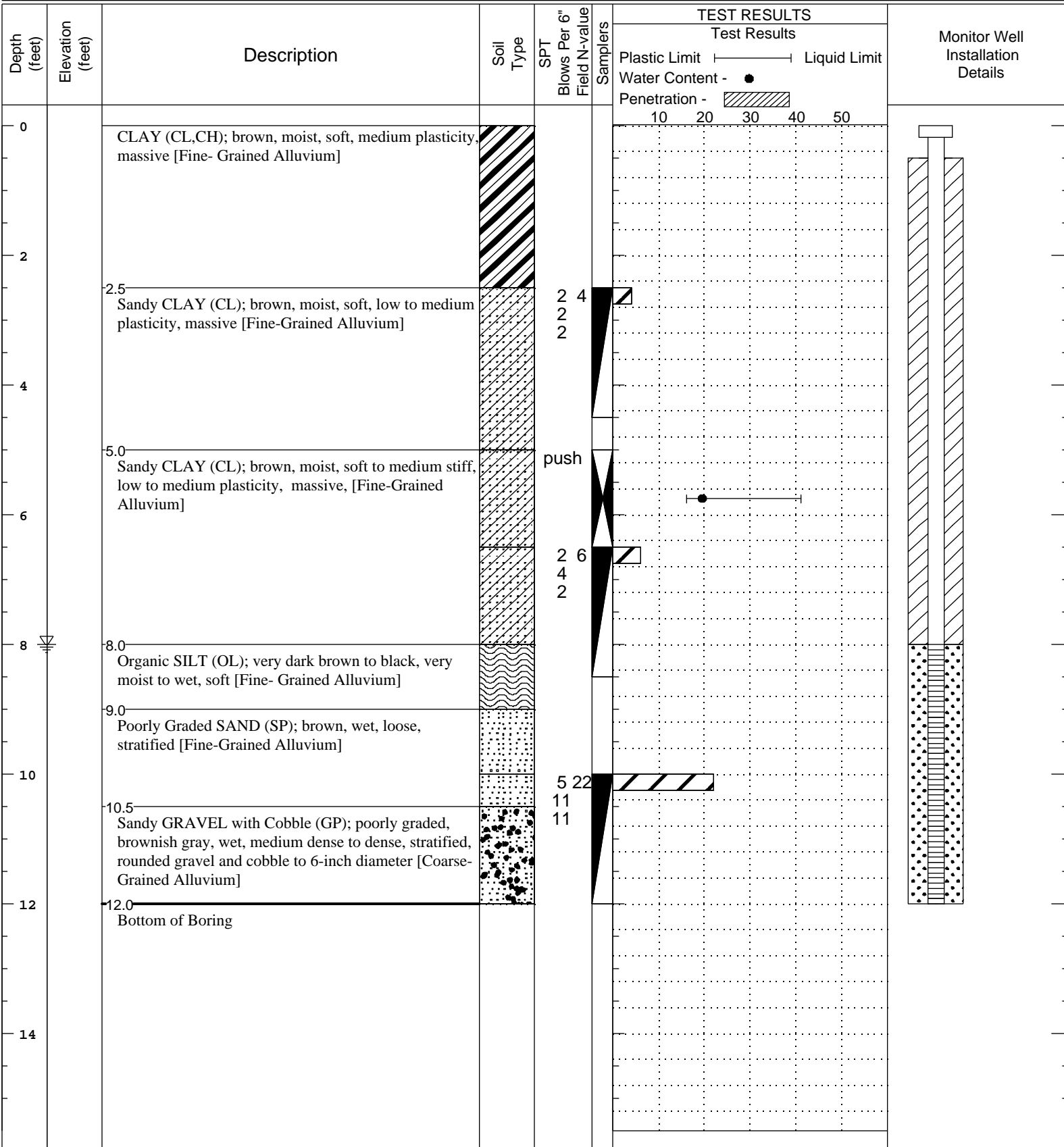
BOREHOLE LOG

LOG NO. B-2

PROJECT: Lots 1, 2, 3B, & 4, Block 1 Laurel Industrial Park	STRUCTURE: Commercial
CLIENT: Harr/Solberg	DATE: 5/22/2014
LOCATION: Southwest Portion Lot 4	ELEVATION: nm
DRILLER: jlg	LOGGED BY: gsv
DRILLING METHOD: Geoscience Simco - Hollow Stem Augers	
DEPTH TO - WATER> INITIAL: 8	AFTER 24 HOURS: 8
CAVING> C	

File: Laurel Ind Park Logs

This information pertains only to this boring and should not be interpreted as being indicative of the entire site.



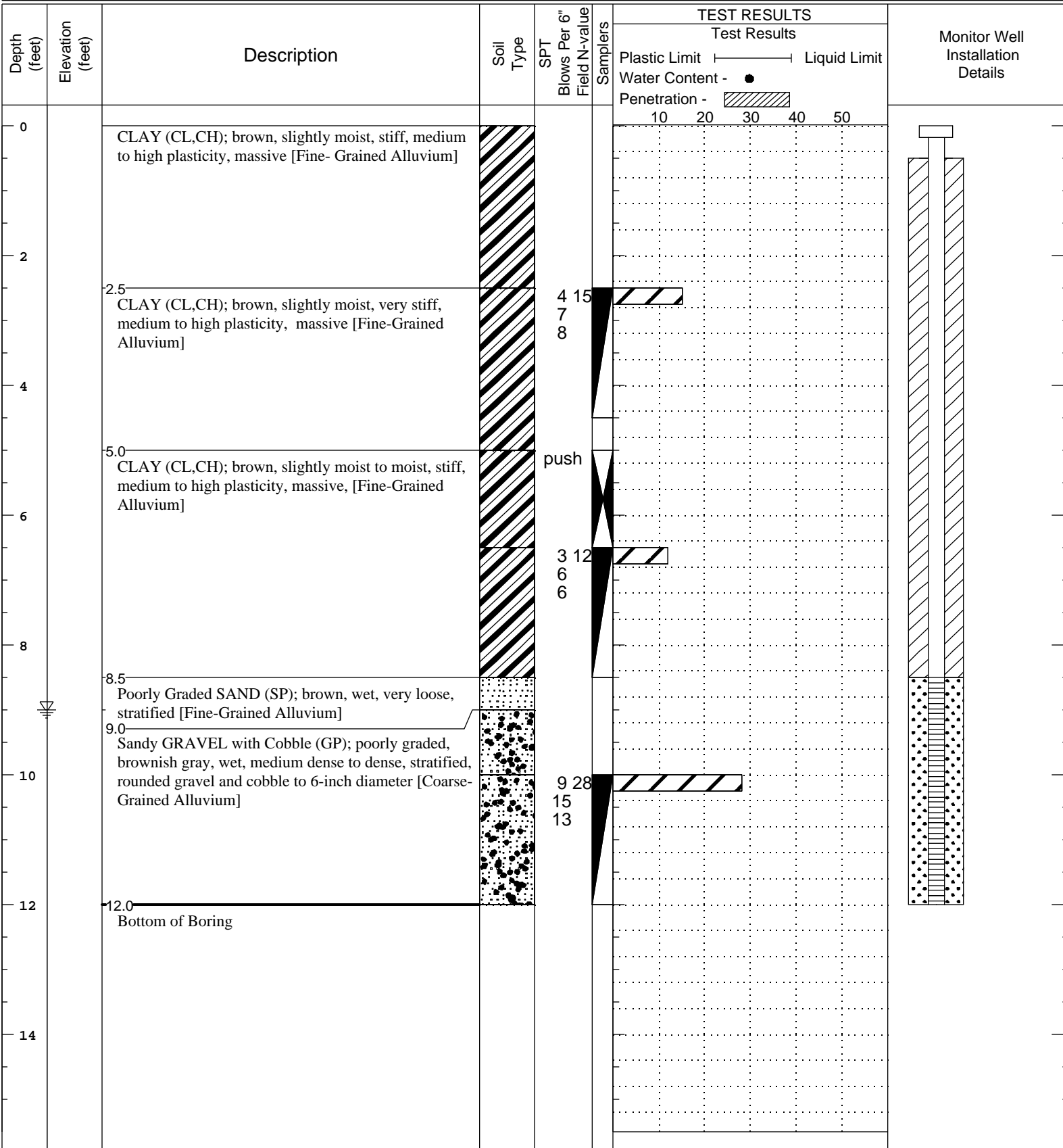
Stratigraphy Based On Field Observations And Geologic Mapping

BOREHOLE LOG

LOG NO. B-3

PROJECT: Lots 1, 2, 3B, & 4, Block 1 Laurel Industrial Park	STRUCTURE: Commercial
CLIENT: Harr/Solberg	DATE: 5/22/2014
LOCATION: Northeast Portion Lot 3B	ELEVATION: nm
DRILLER: jlg	LOGGED BY: gsv
DRILLING METHOD: Geoscience Simco - Hollow Stem Augers	
DEPTH TO - WATER> INITIAL: 9	AFTER 24 HOURS: 9
CAVING> C	

File: Laurel Ind Park Logs



Stratigraphy Based On Field Observations And Geologic Mapping

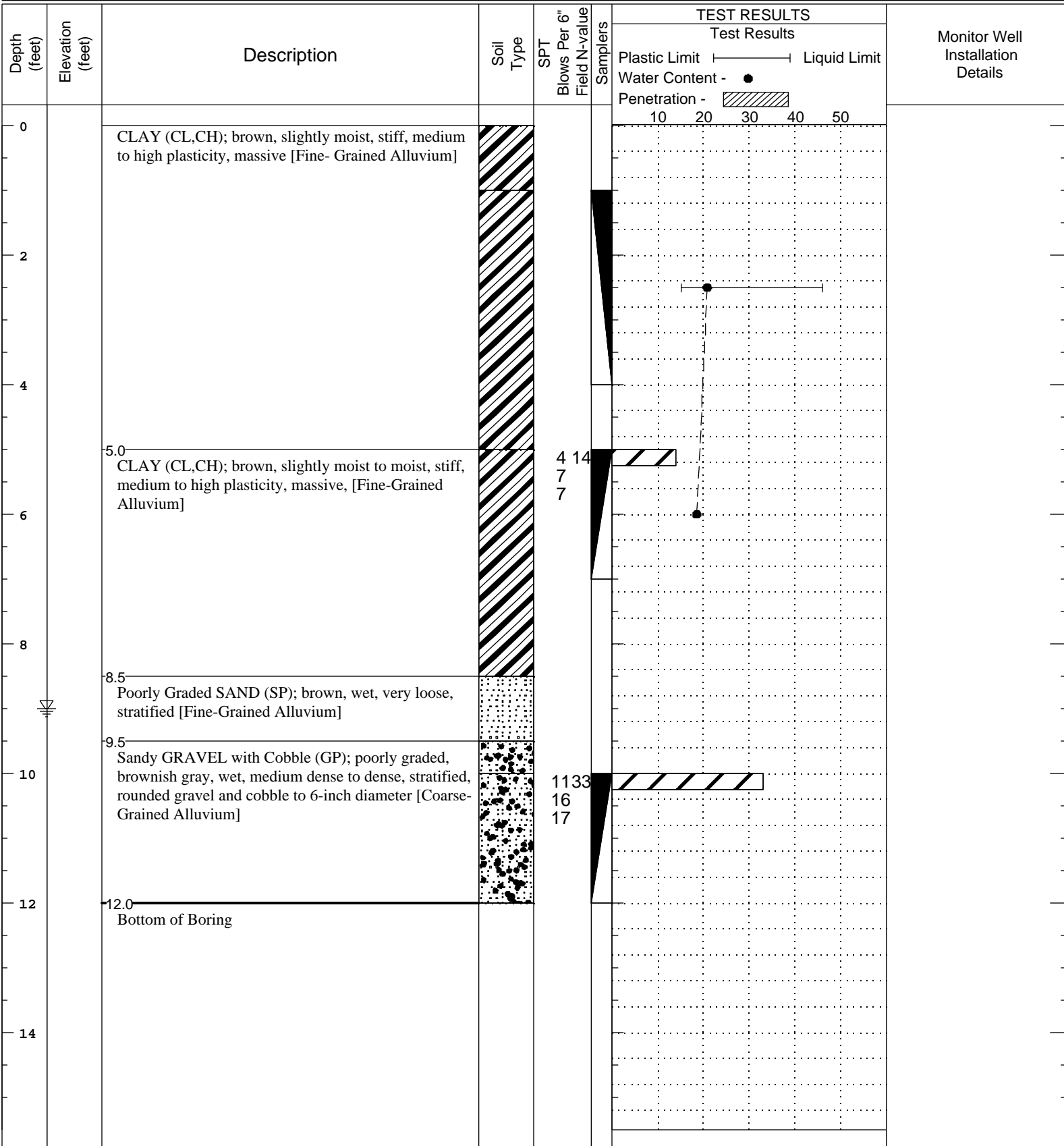
BOREHOLE LOG

LOG NO. B-4

PROJECT: Lots 1, 2, 3B, & 4, Block 1 Laurel Industrial Park STRUCTURE: Commercial
 CLIENT: Harr/Solberg DATE: 5/22/2014
 LOCATION: Northeast Portion Lot 4 ELEVATION: nm
 DRILLER: jlg LOGGED BY: gsv
 DRILLING METHOD: Geoscience Simco - Hollow Stem Augers
 DEPTH TO - WATER> INITIAL: 9 AFTER 24 HOURS: 9 CAVING> C

File: Laurel Ind Park Logs

This information pertains only to this boring and should not be interpreted as being indicative of the entire site.



Stratigraphy Based On Field Observations And Geologic Mapping

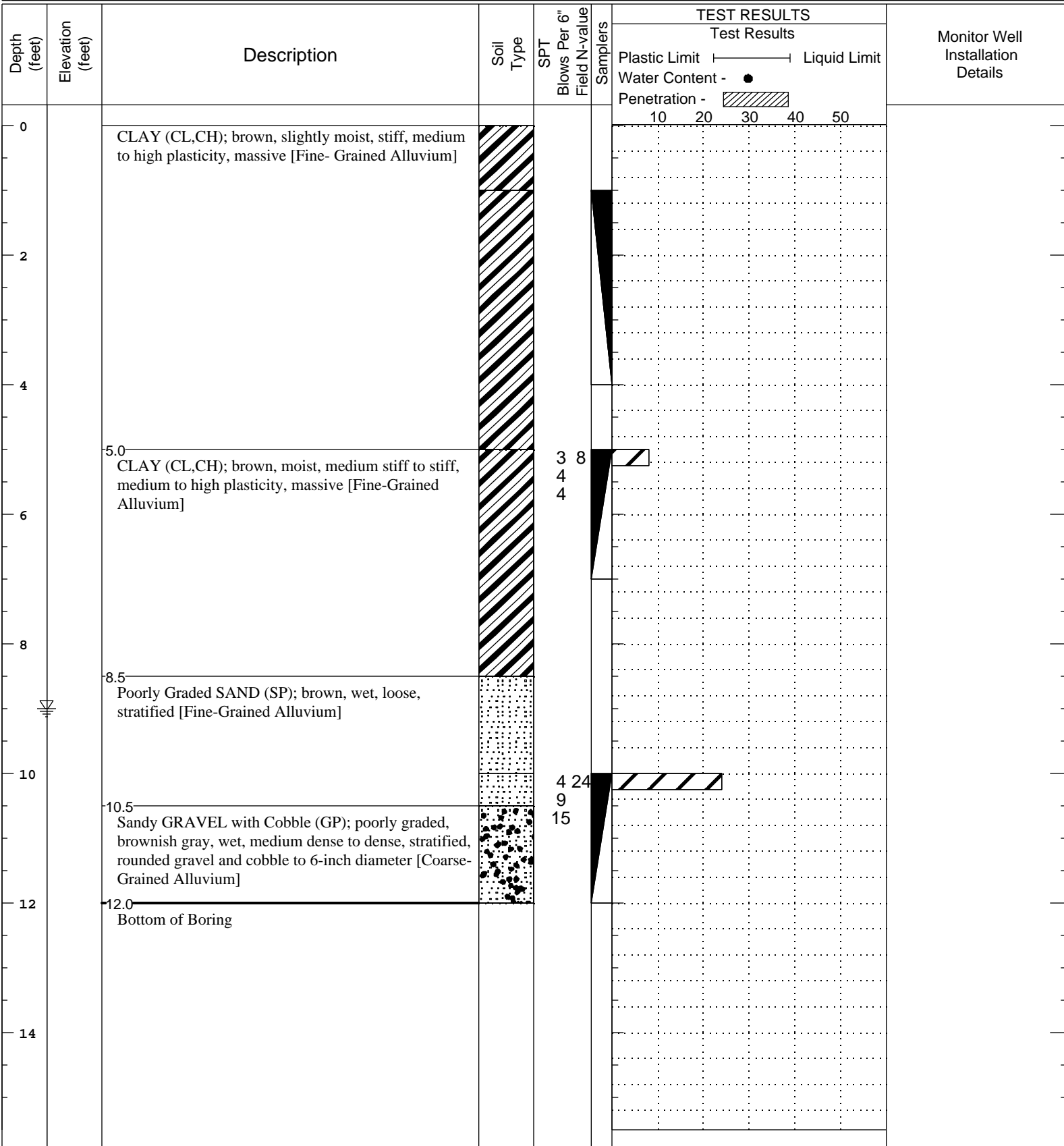
BOREHOLE LOG

LOG NO. B-5

PROJECT: Lots 1, 2, 3B, & 4, Block 1 Laurel Industrial Park	STRUCTURE: Commercial
CLIENT: Harr/Solberg	DATE: 5/22/2014
LOCATION: Southeast Portion Lot 4	ELEVATION: nm
DRILLER: jlg	LOGGED BY: gsv
DRILLING METHOD: Geoscience Simco - Hollow Stem Augers	
DEPTH TO - WATER> INITIAL: 9	AFTER 24 HOURS: CAVING> C

File: Laurel Ind Park Logs

This information pertains only to this boring and should not be interpreted as being indicative of the entire site.



Stratigraphy Based On Field Observations And Geologic Mapping

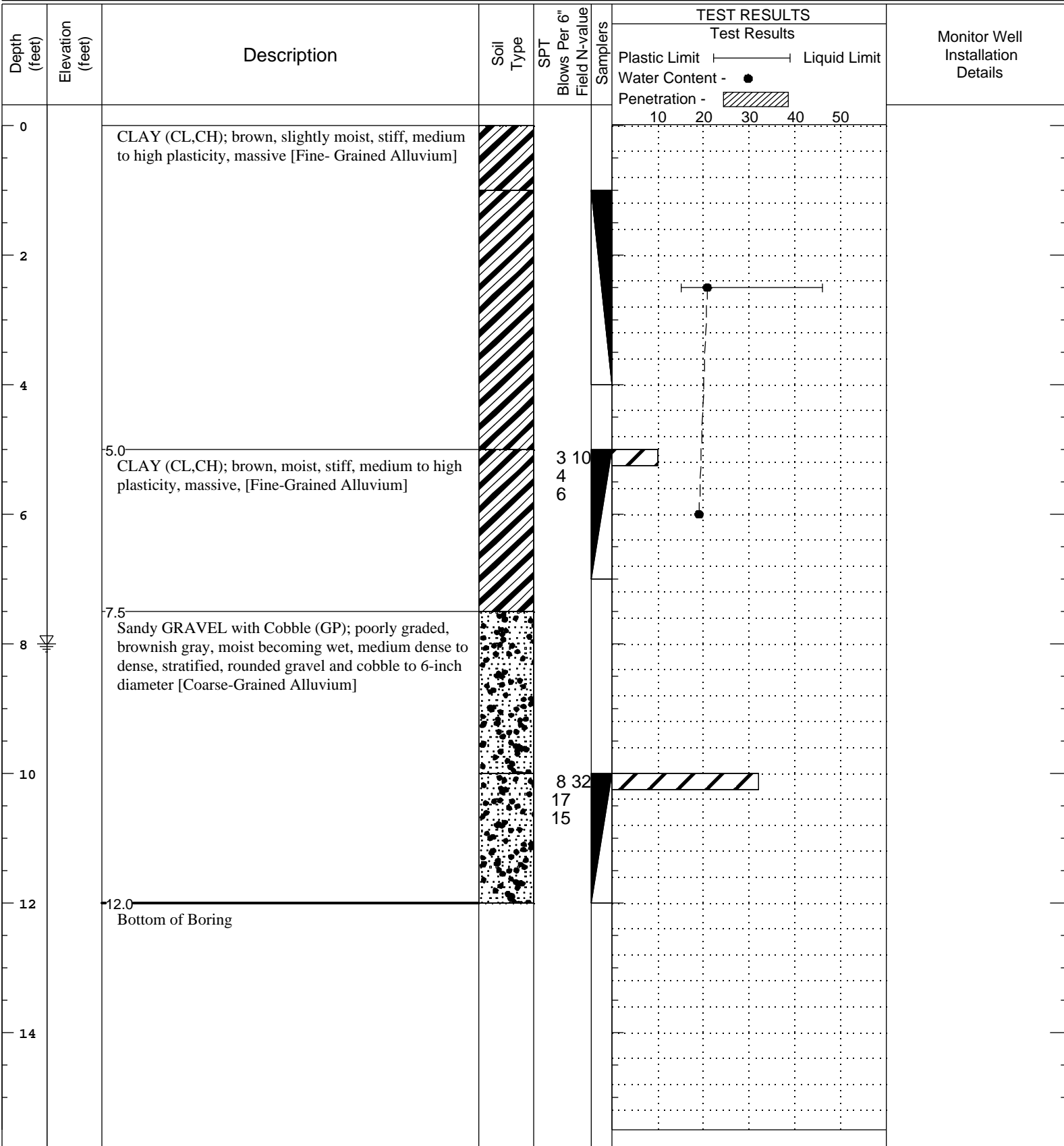
BOREHOLE LOG

LOG NO. B-6

PROJECT: <u>Lots 1, 2, 3B, & 4, Block 1 Laurel Industrial Park</u>	STRUCTURE: <u>Commercial</u>
CLIENT: <u>Harr/Solberg</u>	DATE: <u>5/22/2014</u>
LOCATION: <u>Northwest Portion Lot 4</u>	ELEVATION: <u>nm</u>
DRILLER: <u>jlg</u>	LOGGED BY: <u>gsv</u>
DRILLING METHOD: <u>Geoscience Simco - Hollow Stem Augers</u>	
DEPTH TO - WATER> INITIAL: <u>8</u> AFTER 24 HOURS: <u>8</u> CAVING> <u>C</u>	

File: Laurel Ind Park Logs

This information pertains only to this boring and should not be interpreted as being indicative of the entire site.



Stratigraphy Based On Field Observations And Geologic Mapping

BOREHOLE LOG

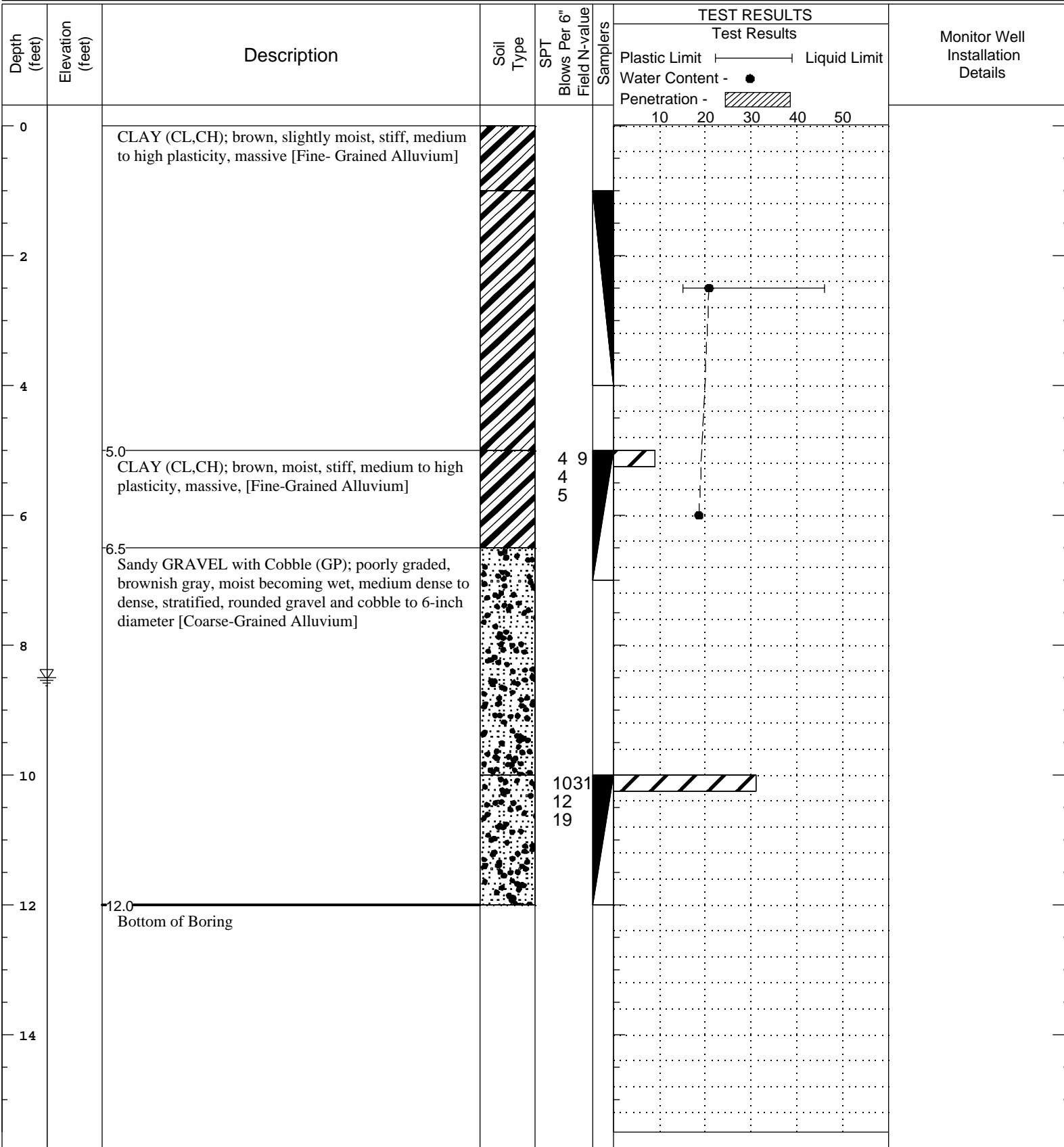
LOG NO. B-7

PROJECT: Lots 1, 2, 3B, & 4, Block 1 Laurel Industrial Park
CLIENT: Harr/Solberg
LOCATION: Southwest Portion Lot 3B
DRILLER: jlg
DRILLING METHOD: Geoscience Simco - Hollow Stem Augers
DEPTH TO - WATER> INITIAL: 8.5 **AFTER 24 HOURS:** **CAVING>**

STRUCTURE: Commercial
DATE: 5/22/2014
ELEVATION: nm
LOGGED BY: gsv

File: Laurel Ind Park Logs

This information pertains only to this boring and should not be interpreted as being indicative of the entire site.



Stratigraphy Based On Field Observations And Geologic Mapping

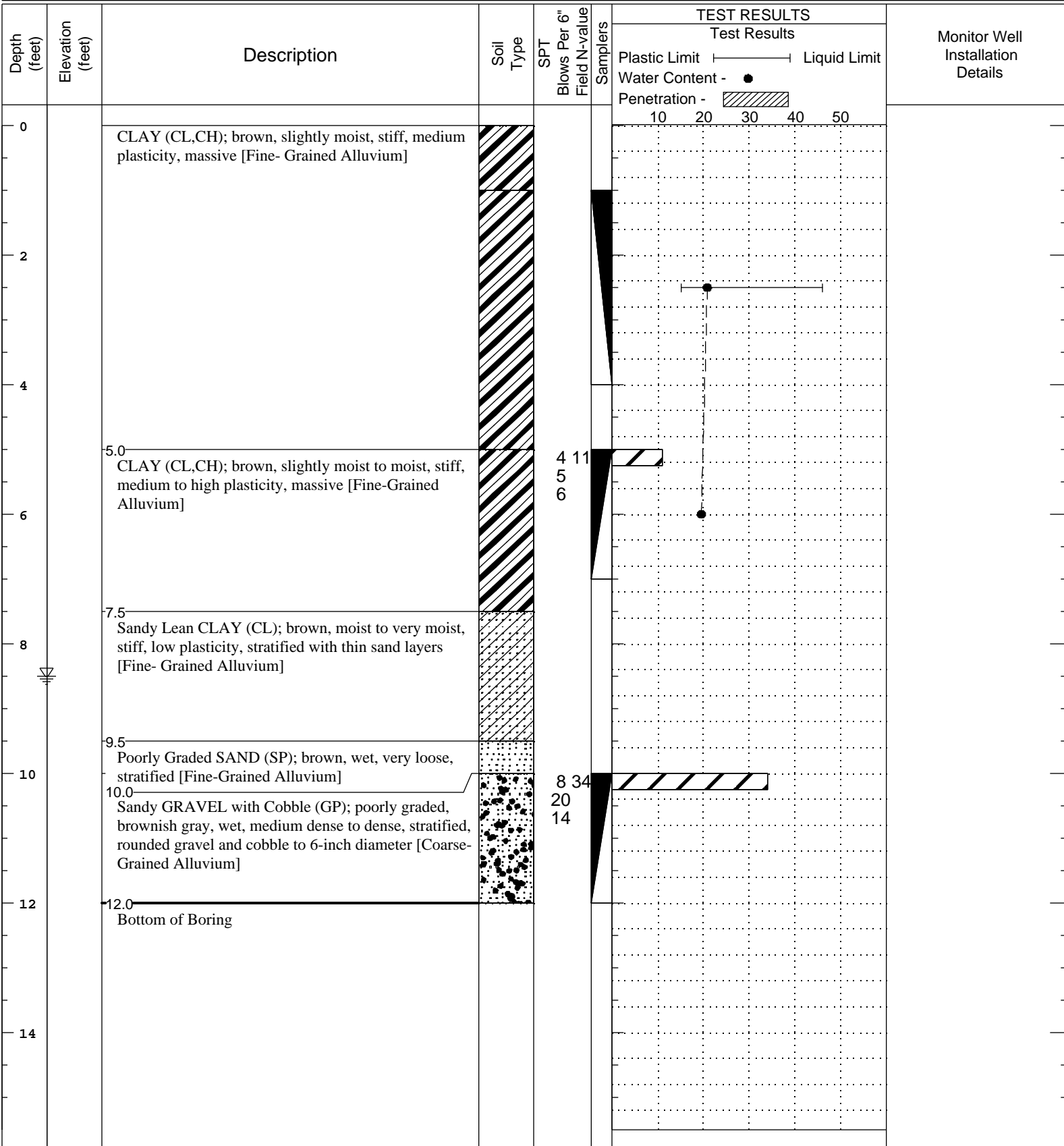
BOREHOLE LOG

LOG NO. B-8

PROJECT: Lots 1, 2, 3B, & 4, Block 1 Laurel Industrial Park	STRUCTURE: Commercial
CLIENT: Harr/Solberg	DATE: 5/22/2014
LOCATION: Northeast Portion Lot 1	ELEVATION: nm
DRILLER: jlg	LOGGED BY: gsv
DRILLING METHOD: Geoscience Simco - Hollow Stem Augers	
DEPTH TO - WATER> INITIAL: 8.5	AFTER 24 HOURS: CAVING> C

File: Laurel Ind Park Logs

This information pertains only to this boring and should not be interpreted as being indicative of the entire site.



Stratigraphy Based On Field Observations And Geologic Mapping

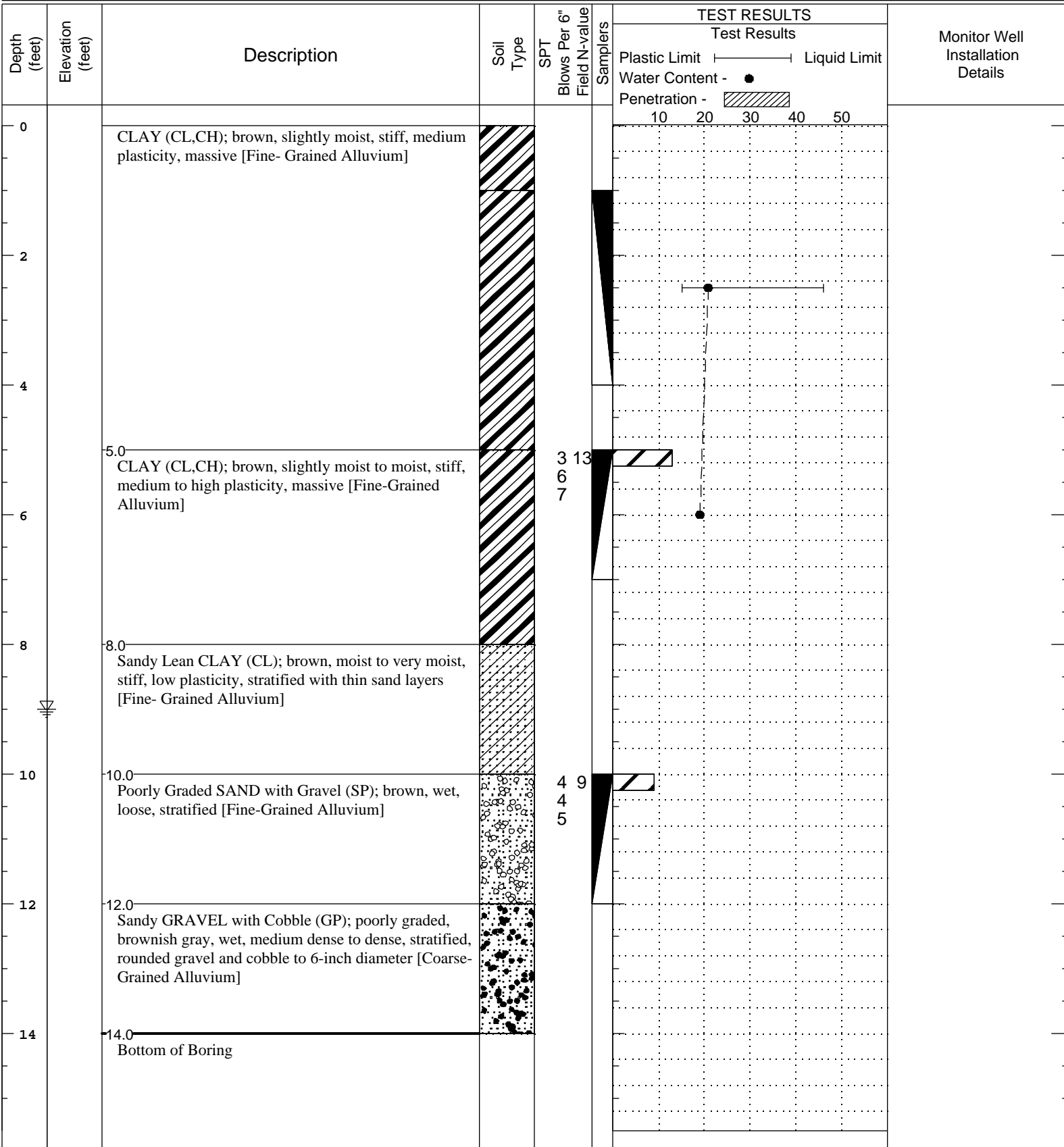
BOREHOLE LOG

LOG NO. B-9

PROJECT: Lots 1, 2, 3B, & 4, Block 1 Laurel Industrial Park	STRUCTURE: Commercial
CLIENT: Harr/Solberg	DATE: 5/22/2014
LOCATION: East Portion Lot 2	ELEVATION: nm
DRILLER: jlg	LOGGED BY: gsv
DRILLING METHOD: Geoscience Simco - Hollow Stem Augers	
DEPTH TO - WATER> INITIAL: 9.0	AFTER 24 HOURS: CAVING> C

File: Laurel Ind Park Logs

This information pertains only to this boring and should not be interpreted as being indicative of the entire site.



Stratigraphy Based On Field Observations And Geologic Mapping

BOREHOLE LOG

PROJECT: Lots 1, 2, 3B, & 4, Block 1 Laurel Industrial Park	STRUCTURE: Commercial
CLIENT: Harr/Solberg	DATE: 5/22/2014
LOCATION: West Portion Lot 2	ELEVATION: nm
DRILLER: jlg	LOGGED BY: gsv
DRILLING METHOD: Geoscience Simco - Hollow Stem Augers	
DEPTH TO - WATER> INITIAL: 9.0 AFTER 24 HOURS: CAVING>	

File: Laurel Ind Park Logs

This information pertains only to this boring and should not be interpreted as being indicative of the entire site.

Depth (feet)	Elevation (feet)	Description	Soil Type	SPT Blows Per 6" Field N-value	Samplers	TEST RESULTS		Monitor Well Installation Details
						Plastic Limit	Liquid Limit	
0		CLAY (CL,CH); brown, slightly moist, stiff, medium plasticity, massive [Fine- Grained Alluvium]						
2								
4								
5.0		CLAY (CL,CH); brown, slightly moist to moist, stiff, medium to high plasticity, massive [Fine-Grained Alluvium]		4 12				
6				5 7				
8								
9.0		Sandy Lean CLAY (CL); brown, moist to very moist, stiff, low plasticity, stratified with thin sand layers [Fine- Grained Alluvium]						
10		Poorly Graded SAND with Gravel (SP); brown, wet, loose, stratified [Fine-Grained Alluvium]		5 11				
12				5 6				
12.5		Sandy GRAVEL with Cobble (GP); poorly graded, brownish gray, wet, medium dense to dense, stratified, rounded gravel and cobble to 6-inch diameter [Coarse-Grained Alluvium]						
14		Bottom of Boring						

Stratigraphy Based On Field Observations And Geologic Mapping

APPENDIX C

Laboratory Test Results



Gravel		Sand		
coarse	fine	coarse	medium	fine

Percent Passing U.S. Standard Sieve Size

3"	1 1/2"	3/4"	3/8"	#4	#10	#20	#40	#80	#100	#200
				100	100	99	99	99	99	97

Boring No.: B-46789
 Sample No.: Bucket
 Depth: 1.0' - 4.0'
 Date Received: 05/23/2014

Liquid Limit: 46
 Plastic Limit: 15
 Plasticity Index: 31
 Classification: CL
 Moisture Content: 20.8%

Percent Gravel: 0.0
 Percent Sand: 3.0
 Percent Silt + Clay: 97.0
 ASTM Group Name: Lean Clay
 AASHTO Group Name: A-7-6

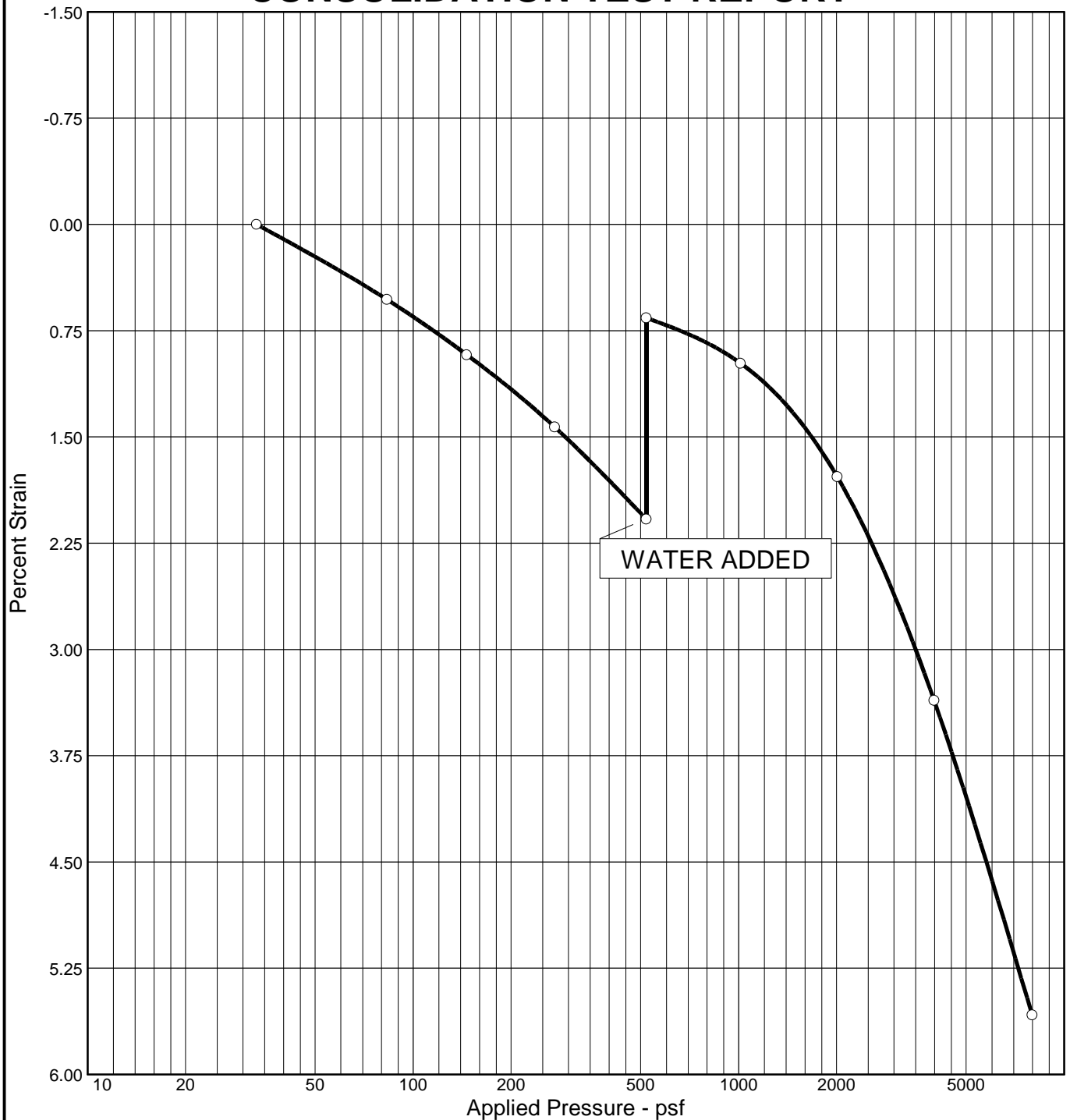
Sieve Analysis

Project Number: 09-2511
 Laurel



2511 Holman Avenue
 P. O. Box 80190
 Billings, MT 59108-0190
 Phone: 406.652.3930
 Fax: 406.652.3944

CONSOLIDATION TEST REPORT

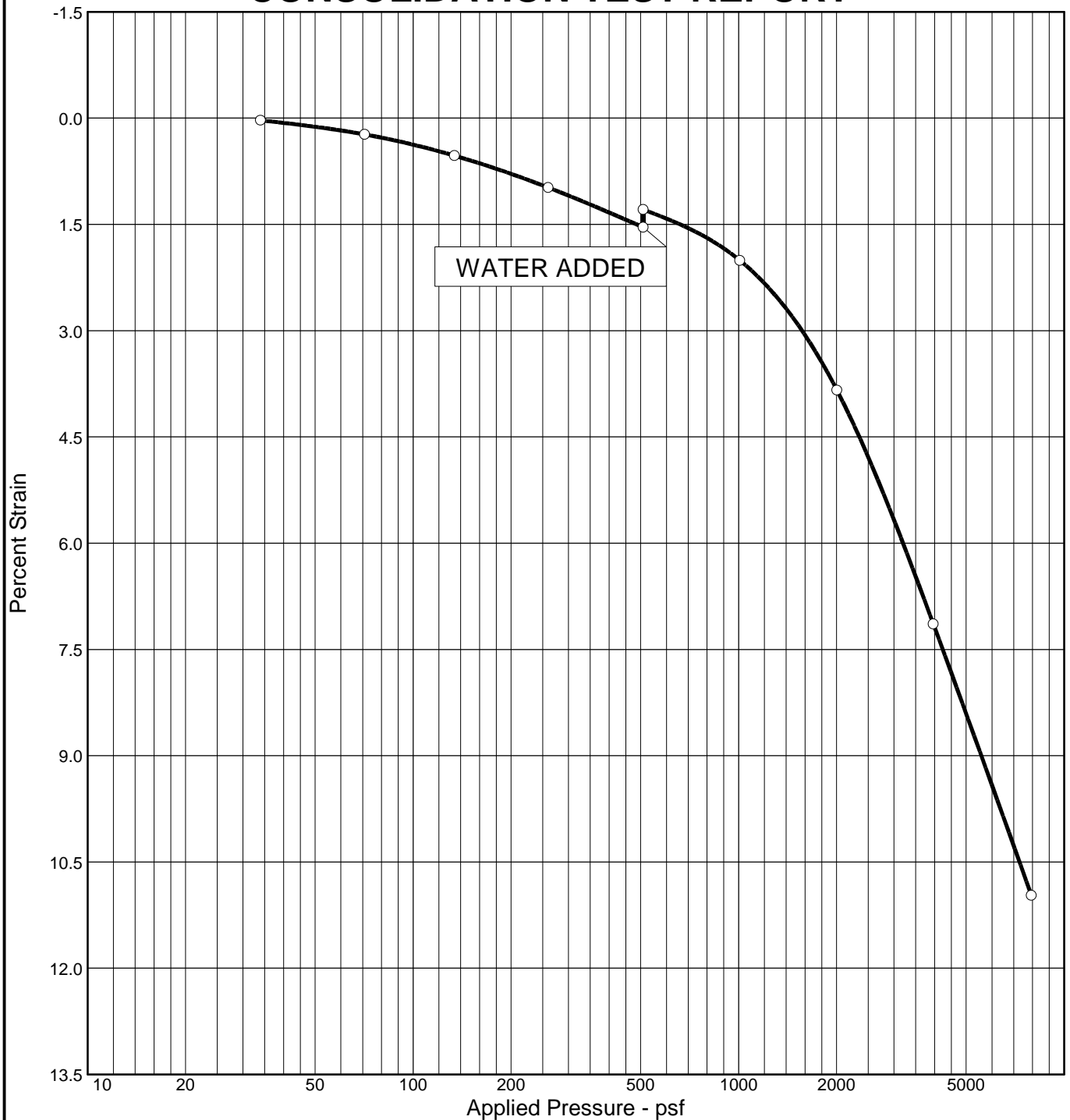


Natural		Dry Dens. (pcf)	LL	PI	Sp. Gr.	Overburden (psf)	P_c (psf)	C_c	C_r	Swell Press. (psf)	Swell %	e_0
Sat.	Moist.											
86.4 %	19.5 %	103.5	41	25	2.65	807	2386	0.12		2358	1.4	0.599

MATERIAL DESCRIPTION										USCS	AASHTO
CL: Lean Clay										CL	A-7-6

Project No.		Client: GeoScience	Remarks:
Project:			
Location: Laurel B-2 Depth: 5.0 - 6.5 ft			
CONSOLIDATION TEST REPORT			Figure <div></div>
SK GEOTECHNICAL CORP.			

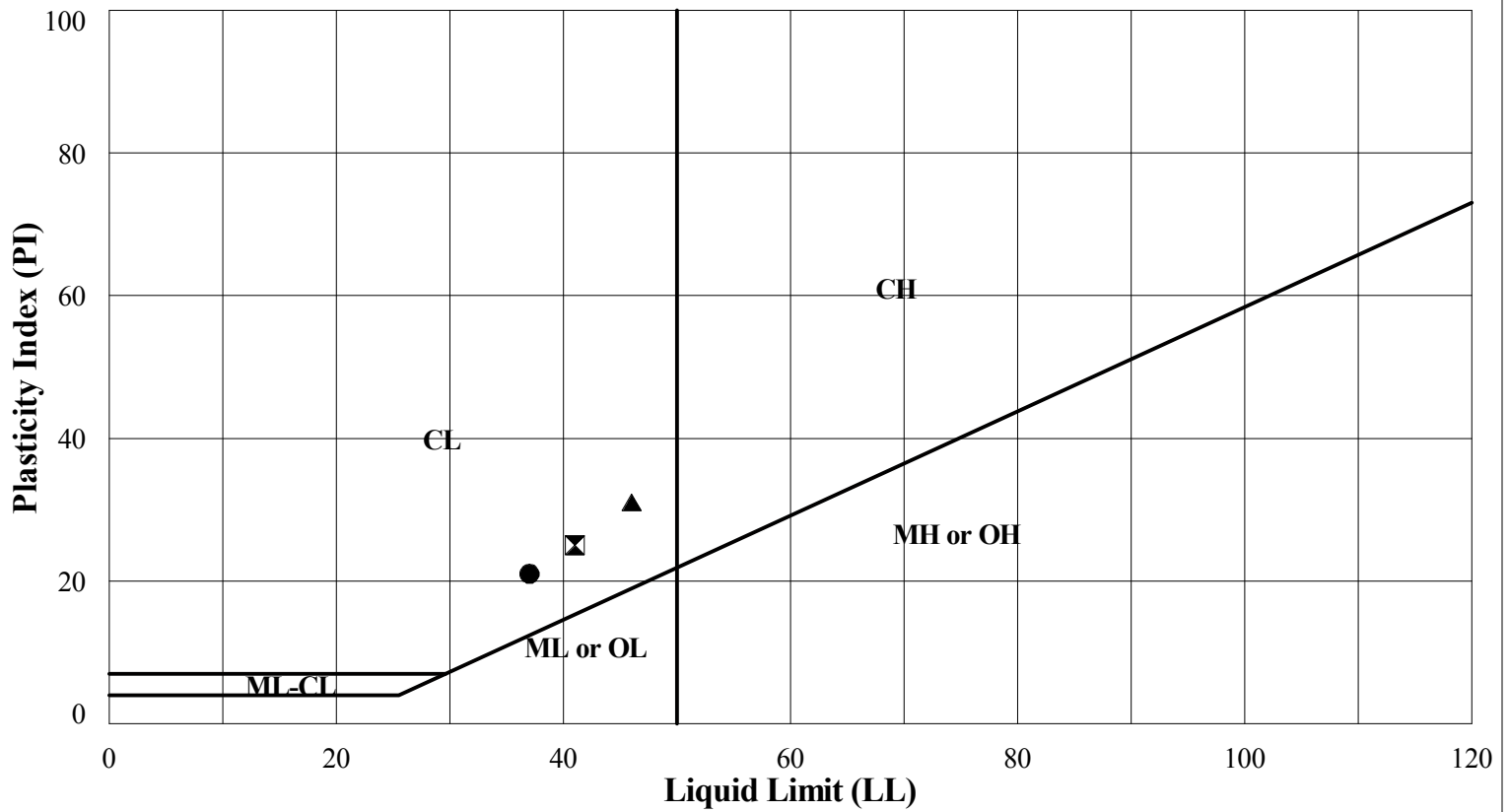
CONSOLIDATION TEST REPORT



Natural		Dry Dens. (pcf)	LL	PI	Sp. Gr.	Overburden (psf)	P_c (psf)	C_c	C_r	Swell Press. (psf)	Swell %	e_0
Sat.	Moist.											
73.5 %	18.6 %	99.1	37	21	2.65	757	1829	0.21		690	0.2	0.670

MATERIAL DESCRIPTION										USCS	AASHTO
CL: Lean Clay trace Sand										CL tr S	A-6

Project No.		Client: GeoScience	Remarks:
Project:			
Location: Laurel B-1		Depth: 5.0 - 6.5 ft	
CONSOLIDATION TEST REPORT			
SK GEOTECHNICAL CORP.			Figure 



Legend	Boring	Sample No.	Depth	LL	PL	PI	P 200	MC	Classification
●	B-1	Shelby	5.0' - 6.5'	37	16	21	%	18.6%	
⊠	B-2	Shelby	5.0' - 6.5'	41	16	25	%	19.5%	
▲	B-46789	Bucket	1.0' - 4.0'	46	15	31	97%	20.8%	CL



2511 Holman Avenue
P. O. Box 80190
Billings, MT 59108-0190
Phone: 406.652.3930
Fax: 406.652.3944

Atterberg Limits' Tests

Project Number: 09-2511

Laurel



Community Planning
Surveying + Mapping + GIS + Drone
Civil Infrastructure Engineering
Multimodal Transportation Engineering
Water and Wastewater Utility Design and Operations
Landscape Architecture + Placemaking
Construction Management and Inspection
Communications + Public Engagement + Visualizations

BEING LOT 1, BLOCK 1 OF LAUREL INDUSTRIAL PARK SUBDIVISION
SITUATED IN THE NE1/4 OF SECTION 16, T. 2 S., R. 24 E., P.M.M.
YELLOWSTONE COUNTY, MONTANA

PREPARED BY : **sanbell**

NOVEMBER, 2025
BILLINGS, MONTANA



VICINITY MAP
NOT TO SCALE

PLAT DATA

NUMBER OF PROPOSED LOTS	=	4
MAXIMUM LOT AREA	=	0.43 AC
MINIMUM LOT AREA	=	0.42 AC
AREA OF PARKLAND	=	0.00 AC
LINEAR FEET OF PROPOSED STREETS	=	0.00 AC
LINEAR FEET OF PROPOSED ALLEY	=	600
NET AREA OF SUBDIVISION	=	1.60 AC
GROSS AREA OF SUBDIVISION	=	1.99 AC
EXISTING ZONING	=	HC
PROPOSED ZONING	=	HC
EXISTING LAND USE	=	UNDEVELOPED
PROPOSED LAND USE	=	HC

ADJACENT OWNERS

- 1 BNSF RAILWAY CO
P.O. BOX 961089
FIBER GLASS SYSTEMS LTD 76161-0089
- 2 NORTH CREEK STATIONS, LLC
204 S WASHINGTON AVE UNIT A4
LAUREL, MT 59044-3331
- 3 ROBERT & LUANNE ENGH
1405 MELLOW DR
LAUREL, MT 59044-9543
- 4 CANYON CREEK STATIONS, LLC
204 S WASHINGTON AVE UNIT A4
LAUREL, MT 59044-3331
- 5 FOX LUMBER SALES INC
P.O. BOX 1000
MONTANA MT 59840-1000
- 6 HAMILTON POWER COMPANY
310 W 60TH ST
SIOUX FALLS, SD 57108-5613

ADJACENT ZONING

- 1 HEAVY INDUSTRIAL
- 2 LIGHT INDUSTRIAL
- 3 LIGHT INDUSTRIAL (NORTH ± HALF)
HIGHWAY COMMERCIAL (SOUTH ± HALF)
- 4 HIGHWAY COMMERCIAL
- 5 LIGHT INDUSTRIAL
- 6 LIGHT INDUSTRIAL

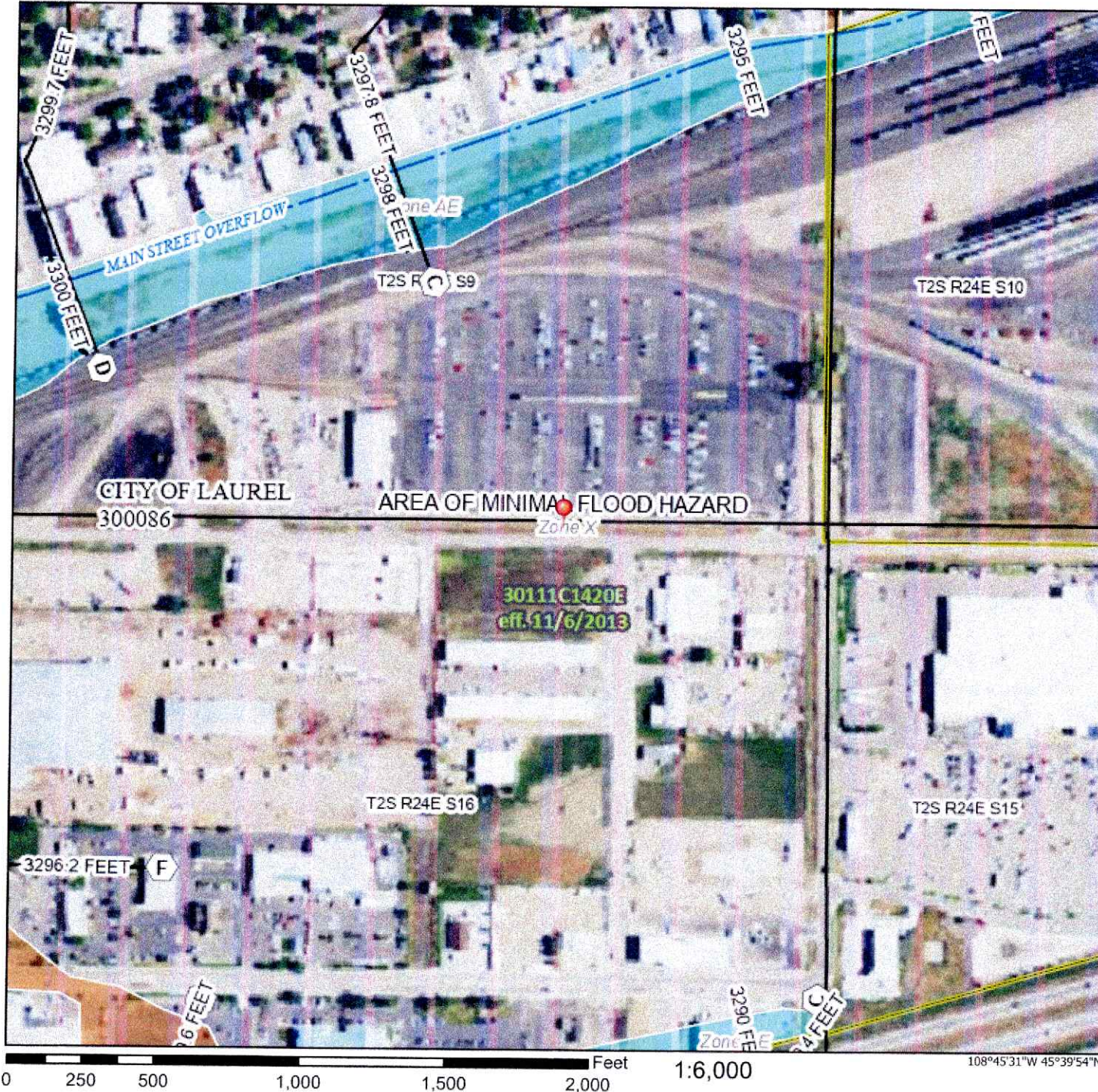


04028_PRE_PLAT_103125.DWG 04028.12 11/20/25 CAS/BSA

National Flood Hazard Layer FIRMette



108°46'8"W 45°40'19"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/11/2026 at 3:25 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifier, FIRM panel number, and FIRM effective date. Map image unmapped and unmodernized areas cannot be used for regulatory purposes.

Basemap Imagery Source: USGS National Map 2023

File Attachments for Item:

4. Laurel-Yellowstone City-County Planning Board Bylaws

Laurel – Yellowstone County City County Planning Board Bylaws

ARTICLE I

Section 1. Name

The name of this board shall be the Laurel City -County Planning Board (hereinafter referred to as the Board.)

Section 2. Location

The Board offices are located on the second floor of the Laurel City Hall, 115 West First Street, Laurel, Montana

ARTICLE II

DEFINITION OF TERMS

As used in these by-laws.

1. Board: Laurel City- County Planning Board
2. City: City of laurel
3. City Council: The governing body of the City of Laurel
4. County: Yellowstone County, Montana
5. County Commissioners: The governing body of Yellowstone County
6. Planning Director: The individual so designated by the City of Laurel
7. Plat: A subdivision of land into lots, streets and areas marked upon the earth and represented on paper, and includes re-plats and amended plats.

ARTICLE III

AUTHORITY, POWERS AND DUTIES

Section 1. Authority

The Laurel City-County Planning Board is authorized under Section 79-1-112 Montana Code Annotated and the interlocal Agreement dated 1978

Section 2. Powers and Duties

A. Role of the Board

1. To assure the promotion of the public health, safety, convenience, order, the general welfare and for the sake of efficiency and economy in the process of community development, to Planning Board shall prepare a Growth Policy and shall serve in an advisory capacity to the local governing bodies establishing the Planning Board.
2. The role of the Board shall be to recommend planning policy to the County and City of Laurel.

3. The board shall prepare a Growth Policy for the jurisdictional area, as defined in Section 76-1-601 Montana Code Annotated.
4. The Board shall perform other planning related function as requested by the parties hereto.
 - a. Prescribe uniform rule pertaining to hearings.
 - b. Adopt by-laws, which set forth the Board's policies and procedures.
 - c. Keep an accurate and complete record of all proceedings.
5. The Board may, from time to time, comment upon plans and planning related policies subject to review of adoption by Federal or State agencies, and/or may recommends that the County and the City make appropriate comment on the same.

ARTICLE IV JURISDICTIONAL AREA

The jurisdictional area of the Board will include the City of Laurel and the jurisdictional area identified in Exhibit A.

ARTICLE V OBJECTIVES AND POLICIES

The objective of the Board, as established by the State Law, are to enable units of local governments to cooperate in promoting the orderly development of those unity and their environs by planning for the improvement of the present health, safety, convenience, and welfare of their citizens and the future development of their communities to the end that highway systems be carefully planned, that new community centers grow only with adequate highway, utility, health, education al and recreational facilities; that the needs of agriculture, industry and business be recognized in future growth; that residential areas provide healthy surrounding for the family life; and the growth of the community be commensurate with the promotion f the efficient and economic use of public funds.

ARTICLE VI MEMBERSHIP AND TERMS OF APPOINTMENT

Section 1. Composition

The Board shall consist of citizens members and may include elected officials.

Section 2. Membership

The Board shall consist of nine (9) members as stated in Section 76-1-201

Two official members, who reside outside the city limits but within the jurisdictional area of the City-County Planning Board, to be appointed by the Board of County Commissioners, who may in the discretion the Board of County Commissioners by employed by or hold public office in the County.

Two official members who reside within the city limits to be appointed by the City Council, who may in the discretion of the City Council be employed by or hold public office in the city.

Two Citizen members who reside within the city limits to be appointed by the mayor of the city.

Two citizen members who reside within the jurisdictional area of the City-County Planning Board to be appointed by the Board of County Commissioners;

The ninth member to be appointed by the board of supervisors of a conservation district provided for in 76-15-311 MCA

Section 3. Terms

Members of the Board shall be appointed to 2-year terms pursuant to Section 76-1-203 Montana Code Annotated

Section 4.

Absences and Removal

- A. Each Member shall inform the Planning Director at least one day before the meeting of his/her inability to attend a Board or Committee meeting. Such an absence shall be considered and excused absence.
- B. If any Board member accrues three (3) or more consecutive unexcused absences from regular meetings, notice of which has been given at his/her usual place of work or reside Nance, or by announcement at a meeting attended by him / her, the President may call such absences to the attention of the Board, which may then recommend to the appointing authority the such member be asked to resign and that another person be appointed to serve out the unexpired term.

Section 5. Vacancies

Vacancies occurring on the Board shall be filled by the governing body having appointed them for the unexpired term.

ARTICLE VII BOARD OFFICER, TERMS AND DUTIES

Section 1. Officers

The officers of the Board shall consist of a President and Vice-President.

Section 2. Election of Officers

The President and Vice- President shall be elected by a majority of the Board member present and voting at the first regular scheduled meeting in January. The terms of office of the President and Vice-President shall commence on February 1.

Section 3. Board President

The President shall preside over all regular and special meeting of the Board and my vote in the case of a tie or to create a tie. The President shall also sign such document and communication of behalf of the Board as the Board my authorize and are of such a nature as to require the signature of the President. The President may in absence delegate such responsibility to the Vice-President. The President shall have the authority to appoint in ARTICLE IX committees. The President shall be an “ex-officio” member of all committees except the nomination committee, shall retain voting rights on these committees, and shall be counted as a member for purposes of comprising a quorum.

Section 4. Board Vice-President

The Vice-President, in the absence of the President, shall preside over any regular or special meeting of the board and at the direction of the President, shall sign such document and communication son behalf of the Board, as the Board my have authorized the President to sign.

Section 5. Office Vacancy

If the office of the President becomes vacant, then the Vice-President shall fill the unexpired term. On assuming this office, the President shall appoint a nominating committee to present their nomination for Vice-President.

Section 6. Removal of Officers

If the Board votes no confidence in an officer, a motion to remove said officer shall be brought before the Board at its next meeting. Should the motion pass, a new officer shall be elected to serve the remainder of the term of office.

Section 7. Terms of Office

All officers shall serve term of one (1) year. Any officer may serve for successive terms.

Section 8. Director of Planning

The Director of Planning duties may include:

- A. Keeping true and correct copies of the minutes of all regular and special Board meetings, and the minutes of any committee meeting.
- B. Administering the affairs of the Board in accordance with adopted Board policies and policies of the County.
- C. Recommending policies, ordinances and resolution which may be necessary to accomplish the objectives of the Board and implement the goals of the Growth Policy.
- D. Representing the Board before any other board, commission or committee, or citizen’s organization.
- E. Preparing official notices and agendas in the name of the Board.

- F. Signing all plats and affixing the official seal of the Board thereon, only after such plat has been approved in accordance with the requirement of the Subdivision Regulations, adopted polies and procedures of the Board, and only after all requirement have been satisfied.

ARTICLE VII

MEETINGS, QUORUMS AND PROCEDURES

Section 1. Regular Meetings

Regular meeting of the Board shall be held on the first Thursday of each month at 10:00am in the Laurel City Council Chambers or such other place and times as shall be advertised in a conspicuous location in the designated posting area at Laurel City Hall on the day of the regular meeting. Regular meeting of the Board and its committees are open to the public and testimony or correspondence may be received from any citizen at any public meeting. Regular and special meeting shall be recorded and all records shall be available for public inspection during the normal business hours at the Planning Office on the second floor of Laurel City Hall.

Section 2. Quorums

- A. A majority of voting members shall constitute a quorum
- B. No action of the Board is official, however, unless authorized by a majority of voting Board members in attendance at a regular or properly called special meeting. Official action an only be conducted when there is a quorum present at any meeting.

Section 3. Special Meetings

Special meetings of the Board may be called by the President or by any two members upon request to the Planning Director three (3) working days prior to the date of the special meeting. The Planning Director shall then notify all members of the special meeting and the topics to be considered.

Section 4. Agendas

The agenda for regular meeting will be closed at 5:00 p.m. three (3) working days prior to the date of the meeting. Each agenda shall contain the flowing standing items:

1. CALL TO ORDER
2. APPROVAL OF AGENDA
3. PREVIOUS MEETING MINUTES
4. PUBLIC COMMENT PERIOD
5. DISCLOSURE OF CONFLICT OF INTEREST
6. DISCLOSURE OF EX PARTE COMMUNICATION
7. OLD BUSINESS
8. AGENDA ITEMS FOR NEXT BOARD MEETINGS
9. ADJOURNMENT

Agenda and copies of the minutes of all regular meetings shall be distributed to each member of the Board no later than the Thursday preceding the meeting date. In addition, all agencies, organization and individuals that may have an interest before the board shall be notified of the upcoming meeting. At the beginning of each meeting, the public shall be given the opportunity to address the Board on any item that is not the current agenda. The Board will not take action on the item at the time, but could choose to add the item to the next regular meeting's agenda for discussion.

Section 5. Public Hearings

The Board shall cause to be published a Notice of Public Hearing containing the date, time, location, and purpose, pursuant to statutory requirement in a newspaper of general circulation for each hearing held by the Board.

A. Public Hearings for Subdivision

1. When a preliminary plat application is set for a public hearing pursuant to a public notice, the matter shall be heard even though no one is in favor or in opposition to the application appears at the hearing. If the Board receives a written request from the subdivider 24 hours prior to the public hearing, to continue such hearing at a later time or to withdraw or to postpone the application, the Board may choose to do so.
2. Each person who speaks at the public hearing shall stand and furnish his/her name and address to the Board and shall thereby become a party of the record.
3. Each preliminary plat application shall be heard in the following order
 - a. A Planning Department staff member shall summarize pertinent data and present or amplify the recommendation of staff and department heads.
 - b. The applicant, or his representative shall present the application to the Board and summarize the proposed subdivision and if applicable, the following criteria of public interest:
 - i. Effects of Agriculture
 - ii. Effect on Local Services
 - iii. Effects on the Natural Environment
 - iv. Effects on Wildlife and Habitat
 - v. Effects on Public Health and Safety
 - vi. Effects on Agricultural User Facilities
 - c. Persons in favor or opposed to the application shall be heard or written comments received until the close of the public hearing.

B. Other Public Hearings

1. All other public hearing shall be conducted in accordance with the following procedure:
 - a) Chairman introduction
 - b) Staff presentation of item
 - c) Applicant presentation of item
 - d) Open the floor for written or oral comment (Proponents and Opponents will be called for three (3) times.)
 - e) Staff and applicants may respond, only if necessary
 - f) Close the public hearing

ARTICLE IX
COMMITTEES AND ADVISORY COMMITTEES

Section 1. Committees

The President is responsible for selecting the chairman and individual members of the committees.

Special Committees for any purpose may be appointed by the President or created by the motion of the Board to create and direct the President to appoint its members.

Section 2. Committee Action

In no case shall a committee take official action unless a quorum is present.

ARTICLE X
LEGAL ASSISTNACE

The Board shall seek legal assistance from the attorneys for the appropriate governing body.

ARTICLE XI
MISCELLANEOUS

Section 1. Conflict of Interest

Any Member(s) having a financial or personal interest in a matter before the board for discussion or vote shall publicly disclose the nature and extend of such interest and absent himself from the meeting until discussion on the matter has ended and a vote, if any, is taken. In such circumstance, the secretary shall note in the minutes that a conflict of interest was acknowledged and the board member(s) was absent during the discussion and voting.

Laurel – Yellowstone County City County Planning Board Bylaws (Red Lined -1)

ARTICLE I

Section 1. Name

The name of this board shall be the Laurel Yellowstone City -County Planning Board (hereinafter referred to as the Board.)

Section 2. Location

The Board offices are located ~~on the second floor of the~~ at Laurel City Hall, 115 West First Street, Laurel, Montana

ARTICLE II DEFINITION OF TERMS

As used in these by-laws.

1. Board: Laurel Yellowstone City- County Planning Board
2. City: City of laurel
3. City Council: The governing body of the City of Laurel
4. County: Yellowstone County, Montana
5. County Commissioners: The governing body of Yellowstone County
6. Planning Director: The individual so designated by the City of Laurel
7. Plat: A subdivision of land into lots, streets and areas marked upon the earth and represented on paper, and includes re-plats and amended plats.

ARTICLE III AUTHORITY, POWERS AND DUTIES

Section 1. Authority

The Laurel City-County Planning Board is authorized under ~~Section~~ MCA 76-1-112 (Montana Code Annotated) and the Interlocal Agreement dated 1978 and updated 2014.

Section 2. Powers and Duties

A. Role of the Board

1. To assure the promotion of the public health, safety, convenience, order, the general welfare and for the sake of efficiency and economy in the process of community development, to Planning Board shall prepare a Growth Policy and shall serve in an advisory capacity to the local governing bodies ~~that~~ establishing the Planning Board.

2. The role of the Board shall be to recommend planning policy to ~~the~~ Yellowstone County and the City of Laurel within the jurisdictional boundaries assigned to the board by those bodies for action by those bodies. Board decisions hold no authority and are only recommendations. Authority is only derived with action by the appropriate establishing party.
3. The board shall prepare a Growth Policy for the jurisdictional area, as defined in ~~Section~~ MCA 76-1-601 Montana Code Annotated and update the Growth Policy on a regular basis.
4. The Board shall perform other planning related function as requested by the establishing parties hereto.
 - a. Prescribe uniform rules pertaining to hearings.
 - b. Adopt and update by-laws, which set forth the Board's policies and procedures.
 - c. Review and recommend updates to zoning laws to establishing parties within the board's jurisdiction area MCA 76-1-108 & 76-2-307.
 - d. Keep an accurate and complete record of all proceedings.
5. The Board may, from time to time, comment upon plans and planning related policies subject to review of adoption by Federal, ~~or~~ State, County or City agencies, and/or may recommend that the County and the City make appropriate comment on the same.

ARTICLE IV JURISDICTIONAL AREA

The jurisdictional area of the Board will include the City of Laurel and the county jurisdictional area identified in Exhibit A.

ARTICLE V OBJECTIVES AND POLICIES

The objectives of the Board, as established by ~~the State Law,~~ MCA 76-1-102 are to enable units of local governments to cooperate in promoting the orderly development of those units and their environs by planning for the improvement of the present health, safety, convenience, and welfare of their citizens and the future development of their communities to the end that highway systems be carefully planned, that new community centers grow only with adequate highway, utility, health, education al and recreational facilities; that the needs of agriculture, industry and business be recognized in future growth; that residential areas provide healthy surrounding for the family life; and the growth of the community be commensurate with the promotion f the efficient and economic use of public funds.

ARTICLE VI MEMBERSHIP AND TERMS OF APPOINTMENT

Section 1. **Composition**

The Board shall consist of citizens members and may include elected officials.

Section 2. **Membership**

The Board shall consist of nine (9) members as stated in ~~Section~~ [MCA 76-1-201](#).

- A. Two [\(2\)](#) official members, who reside outside the city limits but within the jurisdictional area of the City-County Planning Board, to be appointed by the Board of County Commissioners, who may in the discretion the Board of County Commissioners by employed by or hold public office in the County.
- B. Two [\(2\)](#) official members who reside within the city limits to be appointed by the City Council, who may in the discretion of the City Council be employed by or hold public office in the city.
- C. Two [\(2\)](#) Citizen members who reside within the city limits to be appointed by the mayor of the city.
- D. Two [\(2\)](#) citizen members who reside within the jurisdictional area of the City-County Planning Board to be appointed by the Board of County Commissioners;
- E. The ninth member to be appointed by the board of supervisors of a conservation district provided for in [MCA 76-15-311](#). If there is no member or associate member of the board of supervisors of a conservation district who is able or willing to serve on the city-county planning board. In that case, the ninth member must be selected by the eight officers and citizen members with the consent and approval of the board of county commissioners and the city council as outlined in [MCA 76-1-201](#)

Section 3. Terms

Members of the Board shall be appointed to 2-year terms pursuant to ~~Section~~ [MCA 76-1-203](#) ~~Montana Code Annotated~~

Section 4. Absences and Removal

- A. ~~Each Member shall inform the Planning Director at least one day before the meeting of his/her inability to attend a Board or Committee meeting. Such an absence shall be considered and excused absence. Board members are encouraged to attend all meeting or notify the President of the Board should they be unable to attend.~~
- B. If any Board member accrues three (3) or more consecutive ~~unexcused~~ absences from regular meetings, notice of which has been given at ~~their~~ [his/her](#) usual place of work or residence, or by announcement at a ~~prior~~ meeting ~~attended by him / her~~, the President may call such absences to the attention of the Board, which may then recommend to the appointing authority that such member be asked to resign and that another person be appointed to serve out the unexpired term.

Section 5. Vacancies

Vacancies occurring on the Board shall be filled by the governing body having appointed them for the unexpired term.

ARTICLE VII
BOARD OFFICER, TERMS AND DUTIES

Section 1. Officers

The officers of the Board shall consist of a President and Vice-President.

Section 2. Election of Officers

The President and Vice- President shall be elected by a majority of the Board member present and voting at the first regular scheduled meeting in January. The terms of office of the President and Vice-President shall commence on February 1.

Section 3. Board President

The President shall preside over all regular and special meeting of the Board and may vote in the case of a tie ~~or to create a tie~~. The President shall also sign such documents and communications of behalf of the Board as the Board may authorize and are of such a nature as to require the signature of the President. The President may in absence delegate such responsibility to the Vice-President. The President shall have the authority to appoint in committees as stated in ARTICLE IX. The President shall be an “ex-officio” member of all committees ~~except the nomination committee~~, shall retain voting rights on these committees, and shall be counted as a member for purposes of comprising a quorum.

Section 4. Board Vice-President

The Vice-President, in the absence of the President, shall preside over any regular or special meeting of the board and at the direction of the President, shall sign such documents and communications on behalf of the Board, as the Board may have authorized the President to sign.

Section 5. Office Vacancy

If the office of the President becomes vacant, then the Vice-President shall fill the unexpired term. On assuming this office, the President shall appoint a nominating committee to present their nomination for Vice-President.

Section 6. Removal of Officers

If the Board votes no confidence in an officer, a motion to remove said officer shall be brought before the Board at its next meeting. Should the motion pass, a new officer shall be elected to serve the remainder of the term of office.

Section 7. Terms of Office

All officers shall serve term of one (1) year. Any officer may serve for successive terms.

Section 8. Director of Planning

- A. The Director of Planning shall be provided by the Interlocal agreement and shall preform duties as assigned by the Board and the establishing agencies.
- B. The Director of Planning duties may include:
1. Keeping true and correct copies of the minutes of all regular and special Board meetings, and the minutes of any committee meeting.
 2. Administering the affairs of the Board in accordance with adopted Board policies and policies of the County.
 3. Recommending policies, ordinances and resolution which may be necessary to accomplish the objectives of the Board and implement the goals of the Growth Policy.
 4. Representing the Board before any other board~~s~~, commission~~s~~ or committee~~s~~, or citizen's organization~~s~~.
 5. Preparing and posting official notices and agendas in the name of the Board.
 6. Signing all plats ~~and affixing the official seal of the Board thereon~~, only after such plat has been approved in accordance with the requirement of the Subdivision Regulations, zoning, and variances following adopted polies and procedures of the Board, and only after all requirement have been satisfied.

ARTICLE VII MEETINGS, QUORUMS AND PROCEDURES

Section 1. Regular Meetings

Regular meeting of the Board shall be held monthly at times and dates approved by the board. ~~on the first Thursday of each month at 10:00am in the Laurel City Council Chambers or such other place and times as~~ Meetings shall be advertised in a conspicuous location in the designated posting area at Laurel City Hall and noticed to the public as mandated by the state (MCA 2-3-103). ~~on the day of the regular meeting.~~ Regular meetings of the Board and its committees are open to the public and testimony or correspondence may be received from any citizen at any public meeting (MCA 2-3-203). Regular and special meeting shall be recorded and all records shall be available for public inspection during the normal business hours at the Planning Office on the second floor of Laurel City Hall.

Section 2. Meeting Rules

All meetings of the board shall be governed by Roberts Rules of Order. Per this board's decision, Proxy votes are not allowed. All voting must be done in person at the meetings.

Section ~~3~~ 2. Quorums

- A. A majority of the appointed voting members shall constitute a quorum and is required to be physically present to conduct business.
- B. No action of the Board is official, however, unless authorized by a majority of voting Board members in attendance at a regular or properly called special meeting. Official action can only be conducted when there is a quorum present at any meeting.

Section 4 3. Special Meetings

Special meetings (except for zoning or subdivision rules or any hearings) of the Board may be called by the President or by any two members upon request to the Planning Director ~~three~~ five (5 3) working days prior to the date of the special meeting. The Planning Director shall then notify all members of the special meeting and the topics to be considered.

Section 5 4. Agendas

The agenda for regular meeting will be closed at 5:00 p.m. three (3) working days prior to the date of the meeting. Each agenda shall contain the following standing items:

1. CALL TO ORDER
2. APPROVAL OF AGENDA
3. PREVIOUS MEETING MINUTES
4. PUBLIC COMMENT PERIOD
5. DISCLOSURE S OF CONFLICT OF INTEREST S
6. DISCLOSURE OF EX PARTE COMMUNICATION
7. OLD BUSINESS
8. AGENDA ITEMS FOR NEXT BOARD MEETINGS
9. MEETING DATE FOR NEXT MEETING
10. ADJOURNMENT

Section 6 Notice of Meetings and Right to be Heard MCA 2-3-103(1)(c)

Agenda, ~~and~~ copies of the previous minutes of all regular or special meetings shall be distributed to each member of the Board no later than 2 days the Thursday preceding the meeting date. Meeting packets for zoning, subdivisions or variances shall be distributed 5 days preceding the meeting. In addition, all agencies, organization and individuals that may have a legal interest before the board shall be notified of the upcoming meeting. ~~At the beginning of each meeting, the public shall be given the opportunity to address the Board on any item that is not the current agenda. The Board will not take action on the item at the time, but could choose to add the item to the next regular meeting's agenda for discussion.~~

At the beginning of each meeting, the public shall be given the opportunity to address the Board on any item that is not the current agenda. The Board will not take action on the item at the time, but could choose to add the item to the next regular meeting's agenda for discussion.

Section 7 5. Public Hearings

The Board shall cause to be published a Notice of Public Hearing containing the date, time, location, and purpose, pursuant to statutory requirement in a newspaper of general circulation for each hearing held by the Board.

A. Public Hearings for Subdivision, Zoning or Variances or other items

1. When a preliminary plat application is set for a public hearing pursuant to a public notice, the matter shall be heard even though no one is in favor or in opposition to the application appears at the hearing. If the Board receives a written request from the subdivider 24 hours prior to the public hearing, to continue such hearing at a later time or to withdraw or to postpone the application, the Board may choose to do so.
2. Each person who speaks at the public hearing shall stand and furnish his/her name and address to the Board and shall thereby become a party of the record.
3. ~~Each preliminary plat application shall be heard in the following order~~
 - ~~a. A Planning Department staff member shall summarize pertinent data and present or amplify the recommendation of staff and department heads.~~
 - ~~b. The applicant, or his representative shall present the application to the Board and summarize the proposed subdivision and if applicable, the following criteria of public interest:~~
 - ~~i. Effects of Agriculture~~
 - ~~ii. Effect on Local Services~~
 - ~~iii. Effects on the Natural Environment~~
 - ~~iv. Effects on Wildlife and Habitat~~
 - ~~v. Effects on Public Health and Safety~~
 - ~~vi. Effects on Agricultural User Facilities~~
 - ~~c. Persons in favor or opposed to the application shall be heard or written comments received until the close of the public hearing.~~

~~B. Other Public Hearings~~

3. All ~~other~~ public hearings shall be conducted in accordance with the following procedure:
 - a. Chairman introduction
 - b. Staff presentation of item with summary of pertinent data, recommendations of staff department heads and findings of fact as outlined in item B – below
 - ~~c. Applicant or applicant's representative shall present the application to the Board and summarize the benefits to the Board.~~ presentation of item
 - ~~d. Open the floor for written or oral comment (-Proponents and Opponents will be called for three (3) times.)~~
 - e. Open the floor for written or oral comments – Opponents.
 - f. Staff and applicants may respond, only if necessary
 - g. Close the public hearing

B. Staff shall present their responses to the following findings, dependent on hearing type during their opening report as well as present these items and their responses to the board as part of the board meeting packets prior to the hearing:

1. For Zoning and Annexation Staff will present their findings of fact for the 12-Point Zoning test:
 - a. Is this in accordance with the growth policy?
 - b. Is this designed to lessen congestion in the streets?
 - c. Is this designed to secure safety from fire, panic and other dangers?
 - d. Is this designed to promote health and general welfare?
 - e. Is this designed to provide adequate light and air?
 - f. Is this designed to prevent the overcrowding of land?
 - g. Is this designed to avoid undue concentration of population?
 - h. Is this designed to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements?
 - i. Does the zoning give reasonable consideration to the character of the district and its peculiar suitability for particular uses?
 - j. Does the zoning give reasonable consideration to the peculiar suitability of the property for its particular uses?
 - k. Will the zoning conserve the value of buildings?
 - l. Will the zoning encourage the most appropriate use of land throughout the municipality?
2. For Variances, staff will present their findings of fact for the following:
 - a. Are there special circumstances or condition that are peculiar to the land or building for with the Variance is sought that do not apply generally to land or buildings in the neighborhood?
 - b. The special circumstances or condition have not resulted from an act of the applicant or been established to circumvent this ordinance?
 - c. Due to the special circumstances or conditions, the strict application of this ordinance would deprive the applicant of reasonable use of the land or building or create an undue hardship on the landowner?
 - d. Granting the variance is necessary to provide a reasonable use of the land or building?
 - e. The variance is the minimum variance necessary to allow a reasonable use of the land or building?
 - f. Granting the variance will not be injurious to the neighborhood or detrimental to the public welfare?
 - g. Granting the variance is consistent with the purpose and intent of this ordinance. A variance to the **Allowed Uses** of a zoning district is prohibited.
3. For Subdivisions, staff will present their findings of fact on the following
 - a. Effect on Agriculture and Agricultural Water Users Facilities?
 - b. Effect on Local Services?
 - c. Effect on the Natural Environment
 - d. Effect on Wildlife and Wildlife Habitat?
 - e. Effect on the Public Health, Safety, and Welfare?

**ARTICLE IX
COMMITTEES AND ADVISORY COMMITTEES**

Section 1. Committees

The President is responsible for selecting the chairman and individual members of the committees.

Special Committees for any purpose may be appointed by the President or created by the motion of the Board to create and direct the President to appoint its members.

Section 2. Committee Action

In no case shall a committee take official action unless a quorum is present.

**ARTICLE X
LEGAL ASSISTANCE**

The Board shall seek legal assistance from the attorneys for the appropriate governing body.

**ARTICLE XI
MISCELLANEOUS**

Section 1. Conflict of Interest

Any Member(s) having a financial or personal interest in a matter before the board for discussion or vote shall publicly disclose the nature and extend of such interest and refrain from any ~~absent himself from the meeting until~~ discussion on the matter. ~~has ended and a vote, if any, is taken.~~ In such circumstance, the secretary shall note in the minutes that a conflict of interest was acknowledged and the board member(s) ~~was absent during the~~ did not participate in any discussion ~~or and~~ voting.

Laurel – Yellowstone County City County Planning Board Bylaws

ARTICLE I

Section 1. Name

The name of this board shall be the Laurel Yellowstone City -County Planning Board (hereinafter referred to as the Board.)

Section 2. Location

The Board offices are located at Laurel City Hall, 115 West First Street, Laurel, Montana

ARTICLE II DEFINITION OF TERMS

As used in these by-laws.

1. Board: Laurel Yellowstone City- County Planning Board
2. City: City of laurel
3. City Council: The governing body of the City of Laurel
4. County: Yellowstone County, Montana
5. County Commissioners: The governing body of Yellowstone County
6. Planning Director: The individual so designated by the City of Laurel
7. Plat: A subdivision of land into lots, streets and areas marked upon the earth and represented on paper, and includes re-plats and amended plats.

ARTICLE III AUTHORITY, POWERS AND DUTIES

Section 1. Authority

The Laurel City-County Planning Board is authorized under MCA [76-1-112](#) (Montana Code Annotated) and the Interlocal Agreement dated 1978 and updated 2014.

Section 2. Powers and Duties

A. Role of the Board

1. To assure the promotion of the public health, safety, convenience, order, the general welfare and for the sake of efficiency and economy in the process of community development, to Planning Board shall prepare a Growth Policy and shall serve in an advisory capacity to the local governing bodies that established the Planning Board.

2. The role of the Board shall be to recommend planning policy to Yellowstone County and the City of Laurel within the jurisdictional boundaries assigned to the board by those bodies. Board decisions hold no authority and are only recommendations. Authority is only derived with action by the appropriate establishing party.
3. The board shall prepare a Growth Policy for the jurisdictional area, as defined in MCA [76-1-601](#) and update the Growth Policy on a regular basis.
4. The Board shall perform other planning related function as requested by the establishing parties hereto.
 - a. Prescribe uniform rules pertaining to hearings.
 - b. Adopt and update by-laws, which set forth the Board's policies and procedures.
 - c. Review and recommend updates to zoning laws to establishing parties within the board's jurisdiction area MCA [76-1-108](#) & [76-2-307](#).
 - d. Keep an accurate and complete record of all proceedings.
5. The Board may, from time to time, comment upon plans and planning related policies subject to review of adoption by Federal, State, County or City agencies, and/or may recommend that the County and the City make appropriate comment on the same.

ARTICLE IV JURISDICTIONAL AREA

The jurisdictional area of the Board will include the City of Laurel and the county jurisdictional area identified in [Exhibit A](#).

ARTICLE V OBJECTIVES AND POLICIES

The objectives of the Board, as established by [MCA 76-1-102](#) are to enable units of local governments to cooperate in promoting the orderly development of those units and their environs by planning for the improvement of the present health, safety, convenience, and welfare of their citizens and the future development of their communities to the end that highway systems be carefully planned, that new community centers grow only with adequate highway, utility, health, educational and recreational facilities; that the needs of agriculture, industry and business be recognized in future growth; that residential areas provide healthy surrounding for the family life; and the growth of the community be commensurate with the promotion of the efficient and economic use of public funds.

ARTICLE VI MEMBERSHIP AND TERMS OF APPOINTMENT

Section 1. Composition

The Board shall consist of citizens members and may include elected officials.

Section 2. Membership

The Board shall consist of nine (9) members as stated in MCA [76-1-201](#).

- A. Two (2) official members, who reside outside the city limits but within the jurisdictional area of the City-County Planning Board, to be appointed by the Board of County Commissioners, who may in the discretion of the Board of County Commissioners be employed by or hold public office in the County.
- B. Two (2) official members who reside within the city limits to be appointed by the City Council, who may in the discretion of the City Council be employed by or hold public office in the city.
- C. Two (2) Citizen members who reside within the city limits to be appointed by the mayor of the city.
- D. Two (2) citizen members who reside within the jurisdictional area of the City-County Planning Board to be appointed by the Board of County Commissioners;
- E. The ninth member to be appointed by the board of supervisors of a conservation district provided for in MCA [76-15-311](#). If there is no member or associate member of the board of supervisors of a conservation district who is able or willing to serve on the city-county planning board. In that case, the ninth member must be selected by the eight officers and citizen members with the consent and approval of the board of county commissioners and the city council as outlined in MCA [76-1-201](#).

Section 3. Terms

Members of the Board shall be appointed to 2-year terms pursuant to MCA [76-1-203](#) ~~Montana Code Annotated~~

Section 4. Absences and Removal

- A. Board members are encouraged to attend all meeting or notify the President of the Board should they be unable to attend.
- B. If any Board member accrues three (3) or more consecutive absences from regular meetings, notice of which has been given at their usual place of work or residence, or by announcement at a prior meeting, the President may call such absences to the attention of the Board, which may then recommend to the appointing authority that such member be asked to resign and that another person be appointed to serve out the unexpired term.

Section 5. Vacancies

Vacancies occurring on the Board shall be filled by the governing body having appointed them for the unexpired term.

ARTICLE VII BOARD OFFICER, TERMS AND DUTIES

Section 1. Officers

The officers of the Board shall consist of a President and Vice-President.

Section 2. Election of Officers

The President and Vice- President shall be elected by a majority of the Board member present and voting at the first regular scheduled meeting in January. The terms of office of the President and Vice-President shall commence on February 1.

Section 3. Board President

The President shall preside over all regular and special meeting of the Board and may vote in the case of a tie. The President shall also sign such documents and communications of behalf of the Board as the Board may authorize and are of such a nature as to require the signature of the President. The President may in absence delegate such responsibility to the Vice-President. The President shall have the authority to appoint committees as stated in **ARTICLE IX**. The President shall be an “ex-officio” member of all committees, shall retain voting rights on these committees, and shall be counted as a member for purposes of comprising a quorum.

Section 4. Board Vice-President

The Vice-President, in the absence of the President, shall preside over any regular or special meeting of the board and at the direction of the President, shall sign such documents and communications on behalf of the Board, as the Board may have authorized the President to sign.

Section 5. Office Vacancy

If the office of the President becomes vacant, then the Vice-President shall fill the unexpired term. On assuming this office, the President shall appoint a nominating committee to present their nomination for Vice-President.

Section 6. Removal of Officers

If the Board votes no confidence in an officer, a motion to remove said officer shall be brought before the Board at its next meeting. Should the motion pass, a new officer shall be elected to serve the remainder of the term of office.

Section 7. Terms of Office

All officers shall serve term of one (1) year. Any officer may serve for successive terms.

Section 8. Director of Planning

- A. The Director of Planning shall be provided by the Interlocal agreement and shall perform duties as assigned by the Board and the establishing agencies.
- B. The Director of Planning duties may include:
 - 1. Keeping true and correct copies of the minutes of all regular and special Board meetings, and the minutes of any committee meeting.
 - 2. Administering the affairs of the Board in accordance with adopted Board policies and policies of the County.
 - 3. Recommending policies, ordinances and resolution which may be necessary to accomplish the objectives of the Board and implement the goals of the Growth Policy.
 - 4. Representing the Board before any other boards, commissions or committees, or citizen's organizations.
 - 5. Preparing and posting official notices and agendas in the name of the Board.
 - 6. Signing all plats, only after such plat has been approved in accordance with the requirement of the Subdivision Regulations, zoning, and variances following adopted policies and procedures of the Board, and only after all requirements have been satisfied.

ARTICLE VII

MEETINGS, QUORUMS AND PROCEDURES

Section 1. Regular Meetings

Regular meeting of the Board shall be held monthly at times and dates approved by the board. Meetings shall be advertised in a conspicuous location in the designated posting area at Laurel City Hall and noticed to the public as mandated by the state, MCA [2-3-103](#). Regular meetings of the Board and its committees are open to the public and testimony or correspondence may be received from any citizen at any public meeting. MCA [2-3-203](#). Regular and special meeting shall be recorded and all records shall be available for public inspection during the normal business hours at the Planning Office on the second floor of Laurel City Hall.

Section 2. Meeting Rules

All meetings of the board shall be governed by Roberts Rules of Order. Per this board's decision, Proxy votes are not allowed. All voting must be done in person at the meetings.

Section 3. Quorums

- A. A majority of the appointed voting members shall constitute a quorum and is required to be physically present to conduct business.
- B. No action of the Board is official, however, unless authorized by a majority of voting Board members in attendance at a regular or properly called special meeting. Official action can only be conducted when there is a quorum present at any meeting.

Section 4. Special Meetings

Special meetings (except for zoning or subdivision rules or any hearings) of the Board may be called by the President or by any two members upon request to the Planning Director five (5) working days prior to the date of the special meeting. The Planning Director shall then notify all members of the special meeting and the topics to be considered.

Section 5. Agendas

The agenda for regular meeting will be closed at 5:00 p.m. three (3) working days prior to the date of the meeting. Each agenda shall contain the following standing items:

1. CALL TO ORDER
2. APPROVAL OF AGENDA
3. PREVIOUS MEETING MINUTES
4. PUBLIC COMMENT PERIOD
5. DISCLOSURES OF CONFLICT OF INTERESTS
6. DISCLOSURE OF EX PARTE COMMUNICATION
7. OLD BUSINESS
8. AGENDA ITEMS FOR NEXT BOARD MEETINGS
9. MEETING DATE FOR NEXT MEETING
10. ADJOURNMENT

Section 6. Notice of Meetings and Right to be Heard [MCA 2-3-103\(1\)\(c\)](#)

Agenda, copies of the previous minutes of all regular or special meetings shall be distributed to each member of the Board no later than 2 days preceding the meeting date. Meeting packets for zoning, subdivisions or variances shall be distributed 5 days preceding the meeting. In addition, all agencies, organization and individuals that may have a legal interest before the board shall be notified of the upcoming meeting.

At the beginning of each meeting, the public shall be given the opportunity to address the Board on any item that is not the current agenda. The Board will not take action on the item at the time, but could choose to add the item to the next regular meeting's agenda for discussion.

Section 7. Public Hearings

The Board shall cause to be published a Notice of Public Hearing containing the date, time, location, and purpose, pursuant to statutory requirement in a newspaper of general circulation for each hearing held by the Board.

- A. Public Hearings for Subdivision, Zoning or Variances or other items
 1. When a preliminary plat application is set for a public hearing pursuant to a public notice, the matter shall be heard even though no one is in favor or in opposition to the application appears at the hearing. If the Board receives a written request from the subdivider 24 hours prior to the public hearing, to continue such hearing at a later time or to withdraw or to postpone the application, the Board may choose to do so.

2. Each person who speaks at the public hearing shall stand and furnish his/her name and address to the Board and shall thereby become a party of the record.
 3. All public hearings shall be conducted in accordance with the following procedure:
 - a. Chairman introduction
 - b. Staff presentation of item with summary of pertinent data, recommendations of staff department heads and findings of fact as outlined in item B – below
 - c. Applicant or applicant's representative shall present the application to the Board and summarize the benefits to the Board.
 - d. Open the floor for written or oral comment -Proponents.
 - e. Open the floor for written or oral comments – Opponents.
 - f. Staff and applicants may respond, only if necessary
 - g. Close the public hearing
- B.** Staff shall present their responses to the following findings, dependent on hearing type during their opening report as well as present these items and their responses to the board as part of the board meeting packets prior to the hearing:
1. For Zoning and Annexation Staff will present their findings of fact for the 12-Point Zoning test:
 - a. Is this in accordance with the growth policy?
 - b. Is this designed to lessen congestion in the streets?
 - c. Is this designed to secure safety from fire, panic and other dangers?
 - d. Is this designed to promote health and general welfare?
 - e. Is this designed to provide adequate light and air?
 - f. Is this designed to prevent the overcrowding of land?
 - g. Is this designed to avoid undue concentration of population?
 - h. Is this designed to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements?
 - i. Does the zoning give reasonable consideration to the character of the district and its peculiar suitability for particular uses?
 - j. Does the zoning give reasonable consideration to the peculiar suitability of the property for its particular uses?
 - k. Will the zoning conserve the value of buildings?
 - l. Will the zoning encourage the most appropriate use of land throughout the municipality?
 2. For Variances, staff will present their findings of fact for the following:
 - a. Are there special circumstances or condition that are peculiar to the land or building for with the Variance is sought that do not apply generally to land or buildings in the neighborhood?
 - b. The special circumstances or condition have not resulted from an act of the applicant or been established to circumvent this ordinance?

- c. Due to the special circumstances or conditions, the strict application of this ordinance would deprive the applicant of reasonable use of the land or building or create an undue hardship on the landowner?
 - d. Granting the variance is necessary to provide a reasonable use of the land or building?
 - e. The variance is the minimum variance necessary to allow a reasonable use of the land or building?
 - f. Granting the variance will not be injurious to the neighborhood or detrimental to the public welfare?
 - g. Granting the variance is consistent with the purpose and intent of this ordinance. A variance to the **Allowed Uses** of a zoning district is prohibited.
3. For Subdivisions, staff will present their findings of fact on the following
- a. Effect on Agriculture and Agricultural Water Users Facilities?
 - b. Effect on Local Services?
 - c. Effect on the Natural Environment
 - d. Effect on Wildlife and Wildlife Habitat?
 - e. Effect on the Public Health, Safety, and Welfare?

ARTICLE IX COMMITTEES AND ADVISORY COMMITTEES

Section 1. Committees

The President is responsible for selecting the chairman and individual members of the committees.

Special Committees for any purpose may be appointed by the President or created by the motion of the Board to create and direct the President to appoint its members.

Section 2. Committee Action

In no case shall a committee take official action unless a quorum is present.

ARTICLE X LEGAL ASSISTANCE

The Board shall seek legal assistance from the attorneys for the appropriate governing body.

ARTICLE XI MISCELLANEOUS

Section 1. Conflict of Interest

Any Member(s) having a financial or personal interest in a matter before the board for discussion or vote shall publicly disclose the nature and extend of such interest and refrain from any discussion on the matter. In such circumstance, the secretary shall note in the minutes that a conflict of interest was acknowledged and the board member(s) did not participate in any discussion or voting.