



**AGENDA  
CITY OF LAUREL  
CITY/COUNTY PLANNING BOARD  
WEDNESDAY, DECEMBER 18, 2024  
6:00 PM  
COUNCIL CHAMBERS**

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

**Disclosure of Ex Parte Communication**

**Public Hearing**

Public Hearing - Zone Change Application 410 Colorado Avenue.

**General Items**

**New Business**

1. Recommendation for zone change application for 410 Colorado Avenue.
2. Planned Unit Development Discussion
3. Residential Lot Sizes in Central Business District Discussion

**Old Business**

**Other Items**

**Announcements**

4. Next Meeting January 15, 2025.

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. Recommendation for zone change application for 410 Colorado Avenue.

**STAFF REPORT ZC-24-01**  
**Laurel Schools – Paul Nelson Zone Change Request**  
**November 27, 2024**

**R-6000 to RMF**

BACKGROUND:

The City of Laurel is an incorporated City within the State of Montana with powers established under the Constitution of Montana XI.4. The power and processes for the City to establish zoning regulations are found in §76-2-301 et. seq. M.C.A.

From Montana Cadastral, the property has been used for school purposes since at least 1910, it is divided into 20 approximately 4,500 square foot lots (all of which are non-conforming but as preexisting non-conforming uses each lot could be developed with a single-family dwelling plus an accessory dwelling for a total of 40 dwelling units. The lots could be redesigned into 15 conforming 6,000 square foot lots and developed with 30 conforming duplex structures. Commercial and industrial uses are by and large not allowed in the R-6000 or the RMF. The appraisal value of the land and structures is \$5,537,546.00. The buildings by themselves are valued at \$5,195,480. Where the structure and uses of the property are governmental in nature, property taxes are not due or collected.

The proposal is to convert the buildings into a condominium development with up to 45, studio, one- and two-bedroom units, related amenities and off-street parking in accordance with current zoning regulations. It would appear that the maximum development of the property with an RMF designation would be 36 units but that is a question for the Zoning Administrator and the question here is the proposed zoning consistent with the rational nexus for the adoption of zoning in the City of Laurel.

The application materials address several other points that outline the anticipated benefits of the project. The application materials are incorporated into this report by reference.

LEGAL DESCRIPTION:

Lots 1-20 Block 19 Laurel Realty 2nd Subdivision, located in Section 9 Township 2 South Range 24 East P.M.M. City of Laurel, Yellowstone County, Montana. Commonly known as the “Old Laurel Middle School” 410 Colorado Avenue.

APPLICANT(S):

Paul Nelson  
20450 Highway 10 E  
Clinton MT 59825

School District #7  
Matt Torix  
410 Colorado Ave  
Laurel MT 59044

### EXISTING CONDITION:

The subject property has been used as a Public School or for School District purposes since 1910. The property is served by public water, sewer, streets, solid waste, is wholly surrounded by R-6,000 Zoning Designation, and is approximately 2.07 acres in size.

### PROCESS:

- The application for a Zoning Map Amendment (Zone Change) was submitted on November 8, 2024, and is scheduled for a public hearing on December 18, 2024 by the Laurel Zoning Commission.
- The Zoning Commission following the Public Hearing may not make changes to or conditional modifications to the zoning and map. The change may only be recommended for approval or denial. In either case, the decision must be supported by findings of fact and conclusions related to the rational nexus for the adoption of zoning or zoning amendments.
- Those findings of fact and conclusions as well as the record minutes of the public hearing will be submitted to the City Council for consideration, hearing and final decision.
- The City Council will conduct a duly noticed Public Hearing on the Zoning Commission recommendation and an Ordinance of the City Council on First Reading.
  - Should the Zoning Commission recommendation be denial and it is upheld by the City Council on First Reading, the request is deemed denied.
  - Should the Zoning Commission recommendation for approval pass on First Reading, another public hearing and Second Reading and adoption will be scheduled.
- If passed on Second Reading, the new zoning map assignment would become effective 30-days post Second Reading.

### ZONES INVOLVED: Existing and Proposed

- R-6000 - Residential 6000 District.
  - The residential-6000 zone is intended to promote an area for a high, urban-density, duplex residential environment on lots that are usually served by a public water and sewer system.
- RMF – Residential Multifamily District.
  - The residential multifamily zone is intended to provide a suitable residential environment for medium to high density residential dwellings; and to establish, where possible, a buffer between residential and commercial zones.



## RATIONAL BASIS OF ZONING:

In the State of Montana, all jurisdictions proposing to zone or rezone property or to adopt or revise their zoning regulations must issue findings of fact on a twelve-point test that constitute the rational nexus/legal basis for the adoption of a zoning district, zoning regulations, or changes to zoning or zoning regulations. This rational nexus is called the "Lowe Test".

### I. Is the zoning in accordance with the growth policy;

#### Findings of Fact:

- Both the RMF and R-6000 are generally applicable, City Established, zoning districts.
- The requested zoning is based in the Growth Policy. A simple look at the Growth Policy and future land use map will verify that the requested zone assignment is consistent with the text and mapping components of the Growth Policy.
- The Growth Policy, Future Land Use Map, designates the property as Residential. The Residential designation supports zoning assignment from R-7500 to RMF.
- The RMF designation is typically reserved for areas of proposed development, redevelopment or in areas where adaptive reuse of existing structures that are associated with significant land ownership is contemplated.
- Both the R-6000 and RMF have provisions for the creation of a Planned Unit Development (PUD). The proposed development could be proposed in the R-6000 via the PUD process.
- The requested zoning accomplishes several residential neighborhood goals and strategies are implemented. Diversity of Neighborhoods, historic to modern; accommodation of a diverse population both age and economic condition; Creation of zones where expansion of non-motorized routes and access to the core of the community. Residential districts protected from excessive noise and commercial impacts and the conversion of structures to new uses is encouraged.

Conclusion: The requested zoning is in accordance with the Growth Policy and other adopted rules and regulations of the City of Laurel.

### II. Is the zoning designed to lessen congestion in the streets;

#### Findings of Fact:

- The proposed zoning encourages compact walkable development as well as expanded opportunities for new uses.

- The property is located less than 700 feet from the Central Business District and residents would be able to walk or bicycle to essential services which would by default reduce the vehicular traffic on the streets.
- The proposed zoning encourages compact urban development as such the need for vehicular travel is limited.
- The property is located where all the necessary public infrastructure exists. Development or redevelopment in areas currently
- The proposed zoning in conjunction with the development standards adopted with the Subdivision Regulations will provide for flow through development, logical extension of the gridded infrastructure network, and encourage pedestrian-friendly growth.

Conclusion: The requested zone will lessen congestion in the streets by ensuring orderly growth and development of the property that is consistent with the proposed zoning and other regulations adopted by the City of Laurel.

III. Is the zoning designed to secure safety from fire, panic, and other dangers;

Findings of Fact:

- The proposed zoning will provide for consistency in development along with provision of police and fire protection.
- The proposed zoning incorporates enforcement of development standards, setbacks and compliance with the other development standards adopted by the City of Laurel.
- In addition to the zoning, the City of Laurel enforces the International Building Codes. The combination of regulations are life safety driven.
- The proposed zoning has restrictions on lot coverage, grading and development on steep slopes and other areas that are potentially hazardous. The difference between R-6000 and RMF is minimal.

Conclusion: The requested zoning will provide safety for residents and visitors to the city from fire, panic and other dangers.

IV. Is the zoning designed to promote health and the general welfare;

Findings of Fact:

- The proposed zoning imposes setbacks, height limits and building restrictions.
- The proposed zoning groups together like and consistent uses within existing neighborhoods.
- The overall development standards of the RMF do not convey a significant benefit to the subject property that is not available in the R-6000.
- The RMF and R-6000 are compatible residential districts. In fact, the RMF and R-6000 are adjacent to one another in multiple examples within the City of Laurel.

- The current zoning regulations restrict development in hazardous areas.

Conclusion: The grouping together of like and consistent uses promotes the health and general welfare of all citizens of the City of Laurel. Further, the requested zoning is substantially consistent with the land use in the surrounding neighborhoods.

V. Is the zoning designed to provide adequate light and air;

Findings of Fact:

- The proposed zoning imposes building setbacks, height limits, limits on the number of buildings on a single parcel, and reasonable area limits on new development.
- The only difference between the existing and proposed zoning is the building height limit and lot coverage.
- The issue of lot coverage was diminished, in part, by the passage of legislation in the 2023 session.
- Where the existing building is being repurposed, the height limit question is moot where the structure being repurposed has existed for over 100 years.
- The proposed zoning implements the concept that the City of Laurel was developed historically on a gridded network. The draft zoning requires the perpetuation of this pattern. In doing so as the City plans for growth, the spacing and layout of new development will facilitate provision of light and air to new development.

Conclusion: The proposed zoning will ensure the provision of adequate light and air to residents of the City through a continuation of the dimensional standards and other development limitations.

VI. Is the zoning designed to prevent the overcrowding of land;

Findings of Fact:

- The proposed zoning imposes minimum lot size, use regulations and other limitations on development.
- The maximum potential development difference between the existing and proposed zoning is 6 dwelling units.
- The amenities and parking associated with the proposed development can be contained within the subject property.
- The RMF is a generally applicable zoning district within the City of Laurel with a minimum district size of 2.07 acres.
- The deeded property is 2.066 acres but when one includes the dedicated streets that were platted with the parent subdivision as being associated with the deeded ownership the 2.07-acre threshold has been met.



Conclusion: The existing standards of the requested zoning will prevent overcrowding of land.

VII. Is the zoning designed to avoid undue concentration of population;

Findings of Fact:

- The requested zoning is one of the generally applicable Laurel residential districts that represents a holistic approach to land use regulation for the entirety of the City of Laurel and is not focused on any single special interest.
- The overall maximum development densities are substantially similar between the R-600 and RMF.
- The requested zoning is one of four residential zoning districts that provide a continuum of residential densities and manage development to create land use compatibility.
- The requested zoning imposes minimum lot sizes, maximum number of residences on a single parcel and setback standards.
- The RMF is a generally applicable zoning district within the City of Laurel with a minimum district size of 2.07 acres.
- The deeded property is 2.066 acres but when one includes the dedicated streets that were platted with the parent subdivision as being associated with the deeded ownership the 2.07-acre threshold has been met.

Conclusion: The proposed zoning will prevent the undue concentration of population by encouraging the most appropriate use and residential density at any given location within the jurisdiction.

VIII. Is the zoning designed to facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements;

Findings of Fact:

- The requested zoning establishes minimum standards for the provision of infrastructure such as roads, sidewalks, water sewer, wire utilities and storm water management.
- The requested zoning encourages compact urban scale development and groups together similar uses that will not detract from the quality of life expected in Laurel while providing the economies of scale to extend water, sewer, streets, parks, quality schools and other public requirements.
- The requested zoning allows for the repurposing of an existing public building and takes advantage of the existing roads, water, sewer, schools, parks and other public services.

Conclusion: The standards of the requested zoning will insure the adequate provision of transportation, water, sewerage, school, parks, and other public requirements.

- IX. Does the zoning give reasonable consideration to the character of the district and its peculiar suitability for particular uses;

Findings of Fact:

- The RMF is a generally applicable zoning district within the City of Laurel with a minimum district size of 2.07 acres.
- The deeded property is 2.066 acres but when one includes the dedicated streets that were platted with the parent subdivision as being associated with the deeded ownership the 2.07-acre threshold has been met.
- The requested zoning is one of the generally applicable Laurel residential districts that represents a holistic approach to land use regulation for the entirety of the City of Laurel and is not focused on any single special interest.
- The overall maximum development densities are substantially similar between the R-600 and RMF.
- The overall development standards of the RMF do not convey a significant benefit to the subject property that is not available in the R-6000.
- The RMF and R-6000 are compatible residential districts. In fact, the RMF and R-6000 are adjacent to one another in multiple examples within the City of Laurel.

Conclusion: The requested zoning gives due consideration to the character of the existing neighborhoods within the city as well as suitability for the particular uses.

- X. Does the zoning give reasonable consideration to the peculiar suitability of the property for its particular uses;

Findings of Fact:

- The RMF is a generally applicable zoning district within the City of Laurel with a minimum district size of 2.07 acres.
- The requested zoning is one of the generally applicable Laurel residential districts that represents a holistic approach to land use regulation for the entirety of the City of Laurel and is not focused on any single special interest.
- The overall maximum development densities are substantially similar between the R-600 and RMF.
- The overall development standards of the RMF do not convey a significant benefit to the subject property that is not available in the R-6000.
- The RMF and R-6000 are compatible residential districts. In fact, the RMF and R-6000 are adjacent to one another in multiple examples within the City of Laurel.
- Both the R-6000 and RMF have provisions for the creation of a Planned Unit Development (PUD). The proposed development could be proposed in the R-6000 via the PUD process.



- The requested zoning accomplishes several residential neighborhood goals and strategies are implemented. Diversity of Neighborhoods, historic to modern; accommodation of a diverse population both age and economic condition; Creation of zones where expansion of non-motorized routes and access to the core of the community. Residential districts protected from excessive noise and commercial impacts and the conversion of structures to new uses is encouraged.

Conclusion: The requested zone gives reasonable consideration to the peculiar suitability of the property for its particular uses.

XI. Will the zoning conserve the value of buildings;

Findings of Fact:

- The requested zone groups together like and consistent uses and is consistent with the existing zoning in the various neighborhoods of the City of Laurel.
- The RMF and R-6000 are compatible residential districts. In fact, the RMF and R-6000 are adjacent to one another in multiple examples within the City of Laurel.
- Both the R-6000 and RMF have provisions for the creation of a Planned Unit Development (PUD). The proposed development could be proposed in the R-6000 via the PUD process.
- The requested zoning accomplishes several residential neighborhood goals and strategies are implemented. Diversity of Neighborhoods, historic to modern; accommodation of a diverse population both age and economic condition; Creation of zones where expansion of non-motorized routes and access to the core of the community. Residential districts protected from excessive noise and commercial impacts and the conversion of structures to new uses is encouraged.
- The proposed zoning reinforces that residential buildings will continue to be used for equal or greater potential residential purposes.
- The proposed zoning recognizes that buildings that are located in transitional areas have options either to remain as they are or to be converted to uses that reflect the highest and best use, in the owner's opinion, for the subject property.
- The renovation and repurposing of the existing building with an RMF zone will have a beneficial impact on surrounding properties compared to allowing the structure to become vacant, attractive nuisance having negative impacts on surrounding property values.

Conclusion: The requested zoning will conserve or in many cases enhance the value of buildings.

XII. Will the zoning encourage the most appropriate use of land throughout the municipality?

Findings of Fact:

- The proposed zoning will allow for the renovation and repurposing of an existing public building within the City of Laurel.
- The proposed zoning and zoning map provide for transitional areas between uses that may be incompatible.
- The requested zoning creates a new mixed-use district that is specifically intended to ease the transition between residential and commercial uses.
- The requested zoning is consistent with the type of development that exists and is occurring in the surrounding neighborhood.
- The proposed zoning recognizes that existing buildings have options, either to remain as they are or to be converted to uses that reflect the highest and best use, in the owner's opinion, for the subject property while maintaining continuity in the neighborhood.
- The renovation and repurposing of the existing building with an RMF zone will have a beneficial impact on surrounding properties compared to allowing the structure to become vacant, attractive nuisance having negative impacts on surrounding property values.
- The requested zoning accomplishes several residential neighborhood goals and strategies are implemented. Diversity of Neighborhoods, historic to modern; accommodation of a diverse population both age and economic condition; Creation of zones where expansion of non-motorized routes and access to the core of the community. Residential districts protected from excessive noise and commercial impacts and the conversion of structures to new uses is encouraged.
- RMF is and has been assigned adjacent to both the R-7500 and R-6000 zoning assignments. With all but one of the current assignments being adjacent to R-6000.
- 

Conclusion: The requested zoning will encourage the most appropriate use of land not only in the neighborhood but throughout the City of Laurel.

OTHER NOTABLE FACTORS:

- In order to proceed with the project, subdivision review will be required. The aggregation of 20 existing lots into one lot, is a subdivision subject to review 76-3-207(2)(a) MCA.
- The conversion of the property from public to private ownership will increase the taxable valuation of the City of Laurel and Yellowstone County.
- The mandates associated with SB 382 and other legislation passed during the 2023 Legislative Session requiring communities with greater than 5,000 population to increase opportunities and options for housing within the community.

ATTACHMENTS:

- ✓ List of Uses and Dimensional Standards R-6000
- ✓ List of Uses and Dimensional Standards RMF
- ✓ Reduced Laurel Zoning Map 2023

RECOMMENDATION:

Staff Recommends that the Zoning Commission find that the requested zoning is consistent with the Laurel-Yellowstone Growth Policy; that the rational nexus for the adoption of zoning has been met or exceeded; and that the citizens of Laurel have participated in the creation of the proposed rezoning process. Further, that the Zoning Commission recommend that the City Council adopt the Zoning Classification of RMF on Lots 1 – 20 Block 19 Laurel Realty 2nd Subdivision, located in Section 9 Township 2 South Range 24 East P.M.M. City of Laurel, Yellowstone County, Montana.

SUGGESTED FORM OF MOTION:

1. I move to adopt Staff Report ZC-24-01 as findings of fact and conclusions of law.
2. I move to recommend that the City Council adopt the requested zoning of Lots 1 – 20 Block 19 Laurel Realty 2nd Subdivision, located in Section 9 Township 2 South Range 24 East P.M.M. City of Laurel, Yellowstone County, Montana from R-6000 to RMF.



## 17.04.030 – RESIDENTIAL-6000 DISTRICT (R-6000)

The residential-6000 zone is intended to promote an area for a high, urban-density, duplex residential environment on lots that are usually served by a public water and sewer system.

## 17.04.040 – LIST OF USES

The following Tables designate the Permitted, Conditional, and Dimensional Standards in the R-6000 District.

Allowed Uses R-6000		
Permitted		
Accessory building or use incidental to any permitted residential use customarily in connection with the principal building and located on the same land parcel as the permitted use	Parks, playgrounds, playfields, and golf courses community center buildings— operated by public agency, neighborhood, or homeowners' associations	Automobile parking in connection with a permitted residential use
Animals (see zoning district description for specifics)	Daycare home	Community residential facilities serving eight or fewer persons
Dwellings Single-family	Kennels (noncommercial)	Dwellings Two-family
Home occupations	Greenhouses for domestic uses	Public Service Installations
Schools, public elementary, junior, and senior high schools	Post-Secondary school	
Conditional		
Churches and other places of worship including parish house and Sunday school buildings	Boarding and lodging houses	Cemetery
Orphanages and charitable institutions	Convents and rectories	
Bed and Breakfast inn	Community residential facilities serving nine or more persons	Preschool
	Parking, public	Schools, commercial

Dimensional Standards R-6000	
Minimum lot area per dwelling unit in square feet	
One unit	6,000 <sup>1</sup>
Two unit	7,500
Three unit	N/A
Four unit	N/A
Five unit	N/A
Six units and more	N/A
Minimum yard—setback requirements (expressed in feet) and measured from public right-of-way	
Front	20
Side	5
Side adjacent to streets	20
Rear	5
Maximum height for all buildings	35
Maximum lot coverage (percentage)	30
Minimum district size (expressed in acres)	2.07

## 17.04.070 – RESIDENTIAL MULTIFAMILY DISTRICT (RMF)

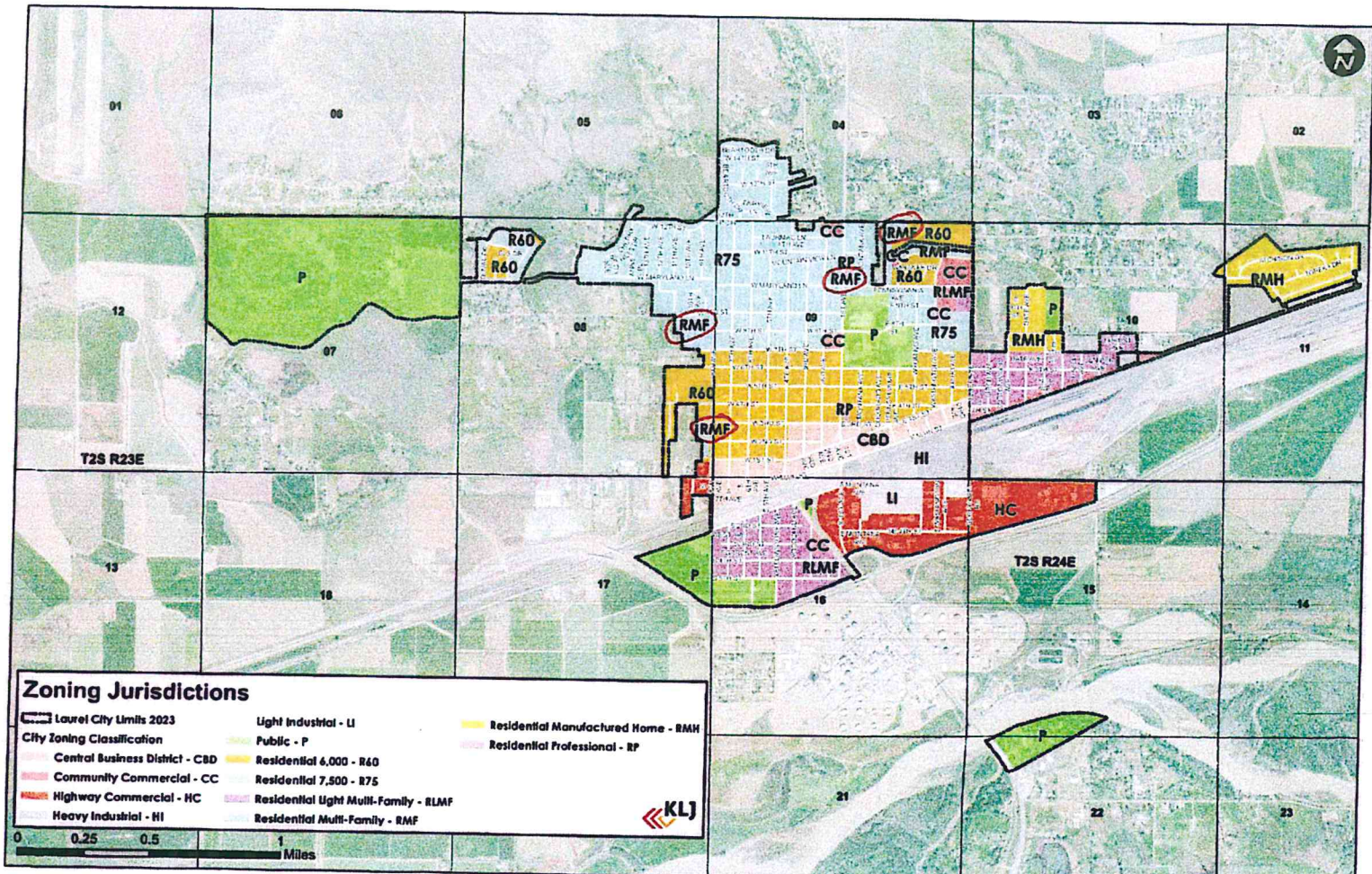
The residential multifamily zone is intended to provide a suitable residential environment for medium to high-density residential dwellings; and to establish, where possible, a buffer between residential and commercial zones.

## 17.04.080 – LIST OF USES

Allowed Uses RMF		
Permitted		
Accessory building or use incidental to any permitted residential use customarily in connection with the principal building and located on the same land parcel as the permitted use	Parks, playgrounds, playfields, and golf courses community center buildings— operated by public agency, neighborhood, or homeowners' associations	Schools, public elementary, junior, and senior high schools
Animals (see zoning district description for specifics)	Automobile parking in connection with a permitted residential use	Family day care home
Community residential facilities serving eight or fewer persons	Kennels (noncommercial)	Dwellings Single-family
Greenhouses for domestic uses	Daycare homes	Multifamily
Post-secondary school		
Two-family	Home occupations	
Conditional		
Bed and Breakfast inn	Boarding and lodging houses	Cemetery
Orphanages and charitable institutions	Convents and rectories	Daycare Center
Public service installations	Schools, commercial	Community residential facilities serving nine or more persons
	Churches and other places of worship including parish house and Sunday school buildings	Preschool
Row Housing	Parking, public	

Dimensional Standards RMF	
Minimum lot area per dwelling unit in square feet	
One unit	6,000
Two unit	7,750
Three unit	9,500
Four unit	11,250
Five unit	13,000
Six units and more	Add 2,500 for each additional unit
Minimum yard—setback requirements (expressed in feet) and measured from public right-of-way	
Front	20
Side	5
Side adjacent to streets	20
Rear	5
Maximum height for all buildings	40
Maximum lot coverage (percentage)	45
Minimum district size (expressed in acres)	2.07





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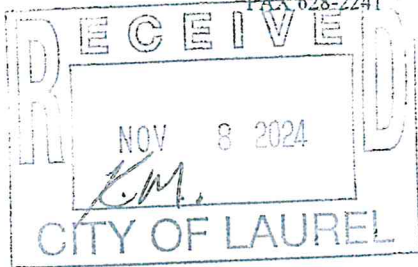
CITY HALL  
115 W. 1<sup>ST</sup> ST.  
PLANNING: 628-4796  
WATER OFC.: 628-7431  
COURT: 628-1964  
FAX: 628-2241

# City Of Laurel

P.O. Box 10  
Laurel, Montana 59044



Office of the City Planner



## Zone Change Request

The Undersigned as owner or agent of the following described property requests a Zone Change as outlined in the City of Laurel Zoning Ordinance.

Current Zoning District (if zoned): R60 Residential 6000

Proposed Zoning District: RMF Residential Multi-Family

Legal Description of the Property: Lot 1, Block 19  
Laurel Realty 2nd Subdivision

Address or General Location: 410 Colorado Avenue

### Owner(s)/Applicant(s):

Name: Paul Nelson

Address: 20450 Highway 10 E, Clinton, MT 59825

Phone: 307-699-4734

Email: paul@westernsportfloors.com

Name: MATT TORIX

Address: 410 Colorado Ave Laurel MT 59044

Phone: 406-628-3360

Email: matthew\_torix@laurel.k12.mt.us




Agent(s)/Representative(s):


Name: Collaborative Design Architects  
Address: 2280 Grant Road, Billings, MT 59102  
Phone: 406-248-3443  
Email: jeff@cd-mt.com

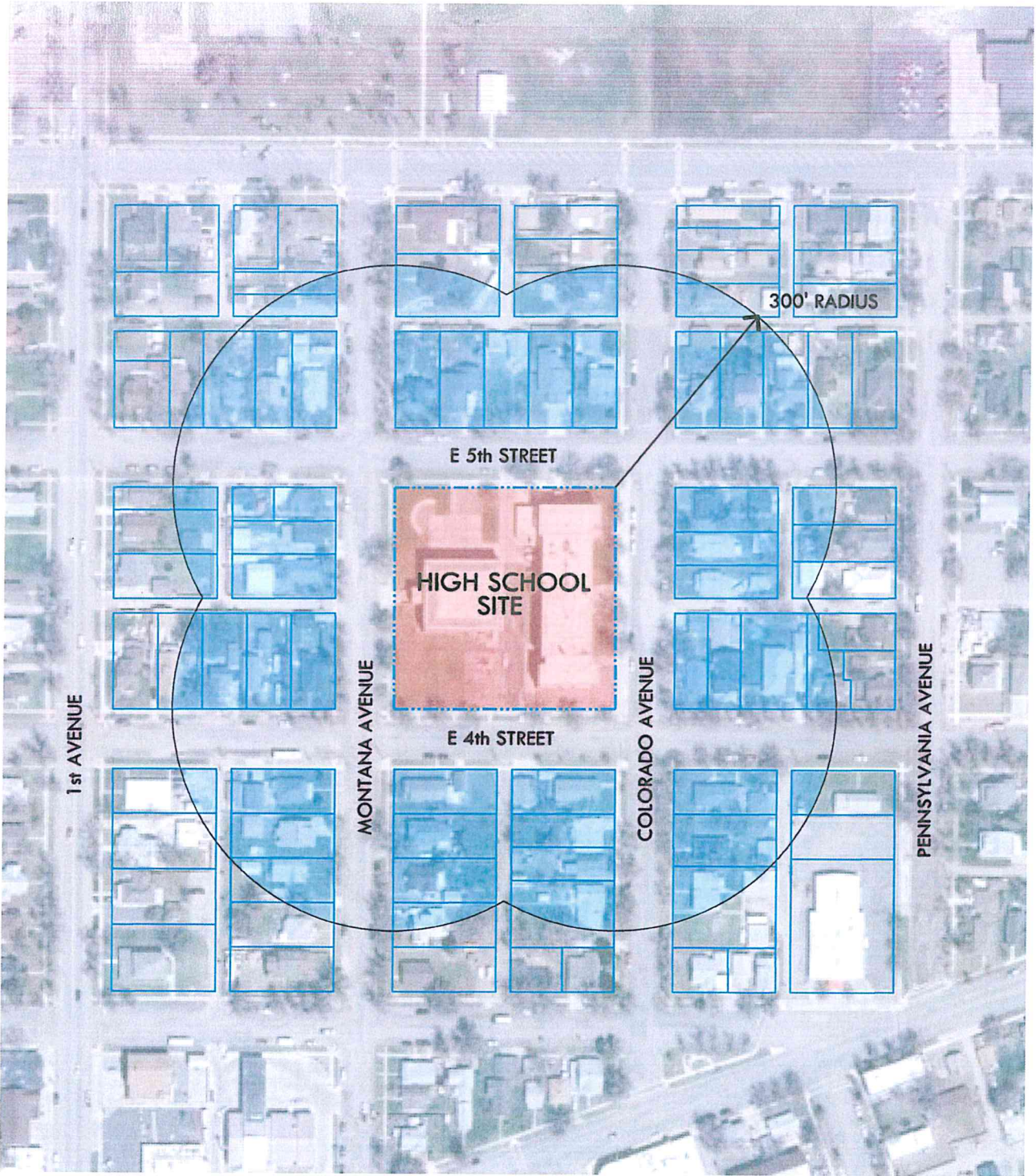
Purpose/Reason for Zone change:

To allow for the redevelopment of the former high school building  
into privately owned condominiums.

I understand that the application fee accompanying this application is non-refundable, that it pays the cost of processing, and that the fee does not constitute a payment for a zoning change approval. I further certify that all the information presented on this application and its supporting documentation is true and correct.

Owner/Applicant Signature:   
Date: 10/29/24

Agent and/or Representative Signature:   
Date: 1 November 24



# FORMER LAUREL HIGH SCHOOL 300-FOOT RADIUS MAP

912 SQ. FT.

1 NOVEMBER 24



1"=200'-0"





ZONE CHANGE REQUEST MAILING LIST

Name	Mailing Address	City	State	Zip	Street Address
Jeffrey A Dionne	306 Montana Avenue	Laurel	MT	59044	
Charles and Loretta Rangitsch	312 Montana Avenue	Laurel	MT	59044	
James A and Barbara J Resser	314 Montana Avenue	Laurel	MT	59044	
Shawn M Heck	320 Montana Avenue	Laurel	MT	59044	
Coalesce Properties, LLC	PO Box 549	Laurel	MT	59044	319 1st Avenue
Bradley S Lewis	313 1st Avenue	Laurel	MT	59044	
Shawn J Ott	105 E 4th Street	Laurel	MT	59044	
Michele L Aisenbrey Trust	109 E 4th Street	Laurel	MT	59044	
Patricia A and Herbert D Fox	113 E 4th Street	Laurel	MT	59044	
Gary R Merritt	1705 Ridge Drive	Laurel	MT	59044	119 E 4th Street
Gordon T Bieber	416 Montana Avenue	Laurel	MT	59044	
Doris Brown	420 Montana Avenue	Laurel	MT	59044	
Patricia I Carpenter	110 E 5th Street	Laurel	MT	59044	
Carol L Kukes	17 Mountain Side Drive	Billings	MT	59102	419 1st Avenue
Victor E Lukenbach	417 1st Avenue	Laurel	MT	59044	
Derek J and Kaylene Scott	415 1st Avenue	Laurel	MT	59044	
Dawn D Temple-Harmon	2047 Last Chance Gulch #250	Helena	MT	59601	107 E 5th Street
Melissa Brierton	113 E 5th Street	Laurel	MT	59044	
Thomas R Jensen	115 E 5th Street	Laurel	MT	59044	
Candy and Scott Ostermiller	119 E 5th Street	Laurel	MT	59044	
Scott Brattie	512 Montana	Laurel	MT	59044	
Scott Nagle	514 Montana Avenue	Laurel	MT	59044	
Jerry B and Marilyn David	513 Montana Avenue	Laurel	MT	59044	
Sarah Kremer	201 E 5th Street	Laurel	MT	59044	
Katherine and Lance Fyfe	205 E 5th Street	Laurel	MT	59044	
Robin Iverson	209 E 5th Street	Laurel	MT	59044	
Jessica J Scanlan	215 E 5th Street	Laurel	MT	59044	
Cory and Georgette Styles	219 E 5th Street	Laurel	MT	59044	
Shiela R Wilson	514 Colorado Avenue	Laurel	MT	59044	



Gwen L Bryant	516 Colorado Avenue	Laurel	MT	59044	
Anothony Jake Squier	515 Colorado avenue	Laurel	MT	59044	
Wifi Properties	PO Box 20043	Billings	MT	59104	511 Colorado Ave
Quenton Molnar	3000 Chief Looking Glass Road	Laurel	MT	59044	301 E 5th Street
Penny McSweyn	PO Box 476Laurel	Laurel	MT	59044	305 E 5th Street
Kaitrin Jean Salanky	309 E 5th Street	Laurel	MT	59044	
Michael J Hammel	7450 Robair	Petaluma	CA	94954	313 E 5th Street
Jerald D Allen	19 8th Avenue	Laurel	MT	59044	419 Colorado Ave
Dustin and Jentry T Hopkins	415 Colorado Avenue	Laurel	MT	59044	
Willy B Oak	411 Colorado Avenue	Laurel	MT	59044	
Heather M Gonzalez	301 E 4th Street	Laurel	MT	59044	
Emily and Jason Hergenrider	305 E 4th Street	Laurel	MT	59044	
Charles C Hedges	307 E 4th Street	Laurel	MT	59044	
Carolyn Kukes	17 Mountain Side Drive	Billings	MT	59102	311 E th Street
Charles H Lowery	1233 Beartooth	Laurel	MT	59044	410 Pennsylvania
Stacy Kallam	412 Pennsylvania Avenue	Laurel	MT	59044	
Stephanie Olsonawski	414 Pennsylvania Avenue	Laurel	MT	59044	
Darrell and Emilee Johnson	420 Pennsylvania Avenue	Laurel	MT	59044	
Derek Tomek	318 E 4th Street	Laurel	MT	59044	
Jered H Scherer	1021 Alderson Avenue	Billings	MT	59102	314 Pennsylvania Ave
Kris R and Elizabeth A Voge	306 East 4th Street	Laurel	MT	59044	
Abbie Ford	313 Colorado Avenue	Laurel	MT	59044	
Christopher Gauslow	311 Colorado Avenue	Laurel	MT	59044	
K Dan and Jeanette Koch	320 Colorado Avenue	Laurel	MT	59044	
Charles J and Jacqueline Harman	514 30th Street West	Billings	MT	59102	316 Colorado Avenue
Dana Lynn Huber	312 Colorado Avenue	Laurel	MT	59044	
Arletha E Davis	2813 Leyden Street	Denver	CO	80207	308 Colorado Avenue
Tracey J Giest	319 Montana Avenue	Laurel	MT	59044	
Teri L lawver	313 Montana Avenue	Laurel	MT	59044	
Richard Guenther	311 Montana Avenue	Laurel	MT	59044	
Dean W Johnson	303 Montana Avenue	Laurel	MT	59044	





1 November 24

Kurt Markegard  
City of Laurel

We are writing to formally request a zone change for the former Laurel High School property located at 410 Colorado Avenue in Laurel. This request aims to allow for the redevelopment of the existing school building into 45 condominiums which we believe will benefit the Laurel community in several significant ways.

**Proposed Use of the Property:**

The intended use for this property is to provide two bedroom, one bedroom, and studio condominiums as well as related amenities. Parking will be developed on site for use by the residents consistent with current zoning parking requirements This development will provide much needed housing addressing current community needs.

**1. Compatibility with Existing Land Use:**

The proposed zone change request aligns with the current residential development patterns in the surrounding area. The property currently is zoned R60 and the request for the zone change to RMF will keep the property zoned for a residential use and will not allow for any commercial development.

**2. Economic Benefits:**

This change will enhance the tax base by creating private ownership, contributing much needed support to public services and infrastructure improvements.

**3. Community Needs:**

The Laurel community is evolving, and there is a growing demand for many different types of housing. The proposed development will give an opportunity for many different people to own their own property. The proposed change will directly address the housing shortage issue and improve the quality of life for residents.

**4. Environmental Considerations:**

The proposed redevelopment will bring the former High School building up to current building and life safety codes. All hazardous materials will be remediated to provide a clean healthy environment for all the residents.



**5. Public Support:**

The applicant has engaged with community members regarding this proposed change by going door to door to discuss this exciting project.

We respectfully urge you to consider this request for a zone change, as it presents an opportunity for thoughtful redevelopment that aligns with the community's goals.

Thank you for your attention to this matter.











## NOTICE OF PUBLIC HEARING

The Laurel Yellowstone City-County Planning Board acting as the Zoning Commission for the City of Laurel will conduct a public hearing for a proposed zone change requested by Laurel School District for property legally described Laurel Realty Second Subdivision Block 19 lots 1-20 Section 9 Township 2 South Range 24 East. Commonly known as the “Old Laurel Middle School” at 410 Colorado Avenue. **The Public Hearing will take place at the Zoning Commission meeting which is scheduled for 6 P.M., in the Laurel City Council Chambers at City Hall, 115 West 1<sup>st</sup> Street, Laurel, MT 59044, on December 18, 2024.**

The Laurel School District has requested to change the zoning from Residential 6000(R-6000) to Residential Multi-Family(RMF)

Public comment is encouraged and can be provided in person during the **public hearing** on **December 18<sup>th</sup> 2024**. Public Comment can also be made via email to the Planning Director, or via letter to the Planning Department office at 115 West 1<sup>st</sup> Street, Laurel, MT, 59044. A copy of the zone change application and supporting materials are available for review at the Planning Department office. Questions regarding this public hearing may be directed to the Planning Director at 406-628-4796 ext. 5305, or via email at [cityplanner@laurel.mt.gov](mailto:cityplanner@laurel.mt.gov).