

## RESOLUTION NO. R22-12

### **RESOLUTION OF THE CITY COUNCIL APPROVING AN APPLICATION FOR SPECIAL REVIEW FOR LATITUDE HOSPITALITIES, LLC, D/B/A FIREBOX PROVISIONS, AUTHORIZING THE OPERATION OF A BAR/TAP ROOM AND SALE AND CONSUMPTION OF ALCOHOL ON PREMISES, WITHIN AN EXISTING STRUCTURE LOCATED AT CANYON CREEK LAUREL RETAIL CENTER, 331 S. WASHINGTON STREET, SUITE A, CITY OF LAUREL.**

WHEREAS, Latitude Hospitalities, LLC, d/b/a Firebox Provisions ("Applicant"), submitted a Special Review Application for the above-described property which is currently zoned Highway Commercial (HC) and is located within the Community Entryway Zoning District (EZD) within the City of Laurel; and

WHEREAS, the Applicant seeks to operate a bar and tap room, including the sale and consumption of alcohol on its premises, within an existing structure located at Canyon Creek Laurel Retail Center, 331 S. Washington Street, Suite A, Laurel, MT 59044, to be known as Firebox Kitchen and Tap Room, more particularly described as Laurel Industrial Park Subdivision, Lot 5A1, Block 2, Section 16, T. 2 S., R. 24 E., P.M.M., City of Laurel, Yellowstone County, Montana;

WHEREAS, the Laurel Municipal Code authorizes such action upon City Council approval through the Special Review Procedure; and

WHEREAS, the Applicant submitted an Application for Special Review to the Laurel-Yellowstone City-County Planning Board (acting as the Zoning Commission) for review and consideration. The Planning Board (acting as the Zoning Commission) recommends the City Council's approval of the Application for Special Review, subject to the following conditions:

1. Any applicable permits, including but not limited to building permits, sign permits, and right-of-way permits must be applied for within twelve (12) months of the approval.
2. A signage plan shall be provided to the Planning and Building Departments that conforms to the requirements of the Laurel Sign Code and signage requirements of the overlay districts wherein the property is located.
3. Construction of any improvements to the site and building must be completed within twelve (12) months of approval of the Application for Special Review. Applicant may request an extension if necessary.
4. The operation of the business at the site shall not constitute a nuisance.

5. Any use of the property not specifically included in this approval or allowable within its underlying zoning district shall be deemed a violation of the Laurel Zoning Code.
6. Any subsequent use or change of use associated with this Application for Special Review shall require Applicant to submit additional documentation to the City of Laurel for subsequent processing and approval or denial.

WHEREAS, a public hearing was held on the 12<sup>th</sup> day of April 2022 at the City Council Meeting;

WHEREAS, the City Council of the City of Laurel hereby finds, based upon the recommendation of the Zoning Commission, Staff recommendation, and public comment gathered at the public hearing, that it is in the best interests of the residents of the City of Laurel to approve the Application for Special Review as provided in the Staff Report and Findings attached hereto, subject to the above stated conditions.

NOW THEREFORE, BE IT RESOLVED that the City Council hereby approves the Application for Special Review to allow the Applicant to operate a bar and tap room, including the sale and consumption of alcohol on its premises, located at Canyon Creek Laurel Retail Center, 331 S. Washington Street, Suite A, Laurel, MT 59044; and


BE IT FURTHER RESOLVED that the approval of the Application for Special Review is site-specific to this address, and the approval granted herein is subject to the conditions listed in this Resolution, the Staff Report, and all attachments thereto;

FINALLY, BE IT RESOLVED that the Application for Special Review, Staff Report, and all attachments thereto are hereby incorporated as part of this Resolution.

Introduced at a regular meeting of the City Council on the 12<sup>th</sup> day of April 2022, by Council Member Herr.

PASSED and APPROVED by the City Council of the City of Laurel the 12<sup>th</sup> day of April 2022.

APPROVED by the Mayor the 12<sup>th</sup> day of April 2022.

CITY OF LAUREL  
  
Dave Waggoner, Mayor

ATTEST:

  
Bethany Keeler, Clerk-Treasurer

APPROVED AS TO FORM:

  
Michele L. Braukmann, Civil City Attorney

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

# City Of Laurel

P.O. Box 10  
Laurel, Montana 59044



Office of the Building Official

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## INTRODUCTION

On Thursday, February 10, 2022, Latitude Hospitalities, LLC dba Firebox Provisions submitted a Special Review Application for onsite sales and consumption of alcohol within the Laurel Highway Commercial (HC) and Community Entryway Zoning District (EZD). The property involved in the request is the Firebox Kitchen and Tap Room, 331 South Washington Avenue, Suite A of the Canyon Creek Station, and is described as Laurel Industrial Park Subdivision, Lot 5A1, Block 2, Section 16, T. 2 S., R. 24 E., P.M.M., City of Laurel, Yellowstone County, Montana.

The project will be presented to the Laurel – Yellowstone City County Planning Board on **March 16, 2022**, with a recommendation to the Laurel City Council for final decision in early April.

## PLANNER RESPONSIBILITY

- A. Consult with other departments of the City or County to evaluate the impact of the special review upon public facilities and services; ACCOMPLISHED
- B. Study each application with reference to its appropriateness and effect on existing and proposed land use, and reference to the comprehensive plan; ACCOMPLISHED
- C. Advertise twice in a newspaper of general circulation in the jurisdictional area of the Laurel – Yellowstone City County Planning Board; ACCOMPLISHED
- D. Notify by mail, the applicant or his agent at least five days prior to the date of the public hearing of the date, time and place of such hearing; ACCOMPLISHED
- E. Notify, by mail, all property owners within 300 feet of the exterior boundaries of the property subject to the special review of the date, time and location of the public hearing; ACCOMPLISHED
- F. After the public hearing and as part of the public record, report findings and conclusions and recommendations to the Zoning Commission.

## STANDARD OF REVIEW Zoning Commission/City Council

- The request complies with the requirements of §17.68.040 of the City of Laurel Zoning;
- The request is consistent with the objectives and purpose of Title 17 of the Laurel Municipal Code;
- The proposed use is compatible with surrounding land use or is otherwise screened and separated from adjacent land in such a way as to minimize adverse effects;
- The zoning commission shall consider and may impose modification or conditions concerning, but not limited to:

- Street and road capacity,
- Ingress and egress to adjoining streets,
- Off-street parking,
- Fencing, screening and landscaping.
- Building bulk and location,
- Usable open space,
- Signs and lighting,
- Noise, vibration, air pollution and similar environmental influences.

**VARIANCES REQUESTED**

N/A. None Requested.

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

## Application for Special Review

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

Applicant: Owen Yurko, Latitude Hospitalitys LLC dba Firebox Provisions  
Legal Description: LAUREL INDUSTRIAL PARK S16, T02, S, 22E BLOCK 2 LOT 5A  
General Address: 331 S WASHINGTON  
Owner of Tract: SANBERG ENTERPRISES LLC  
Mailing Address: 20A S WASHINGTON #4 LAUREL  
Phone Number: 406-540-4004  
Email Address: stevens@laurelford.net

General Description of the requested Special Review:

COMMERCIAL DEVELOPMENT BUILDING

Timeline for development:

UNDERWAY, scheduled opening late March / Early April

Attachments:

Site Map (printed on at least 11"x17" in paper size showing dimensions, acreage and location of tracts in question)

Site Plan (printed on at least 11"x17" paper size including: property boundaries and lot line dimensions, the location of proposed/existing structures, off-street parking, site elevations, service and refuse areas, means of ingress and egress, landscaping, screening, signs and open space areas, and latitude and longitude of the site.)

Justification letter describing the special review requested and reasoning

Map of all properties within 300 feet of the property

List of the names and addresses of the property owners and/or agents for all parcels within 300 feet of the parcel under Special Review. (City staff can assist with this process)

Special Review fee as per Laurel Schedule of Fees.

Applicant Signature: Owen Yurko

Date:

2/1/2022

# Latitude Hospitalities LLC

1595 Grand Ave. #240  
Billings, MT 59102  
406.595.9888  
owen.yurko@gmail.com

February 1, 2022

Laurel Office of City Planner  
115 W 1st St.  
Laurel, MT 59044

To whom it may concern,;

This letter is in reference to Laurel Municipal Code Chapter 17.68, and is a request for a special review for Latitude Hospitalities LLC dba Firebox Provisions to own and operate a full service restaurant, with the service of alcohol, inside the Highway Commercial Zoning Map.

The city of Laurel is severely lacking in its diversity and availability of restaurants and we look forward to providing a family friendly environment for the residents of Laurel and those travelers visiting the area.

Firebox Provisions will seek to be the community's restaurant- a place the sports team and fans can gather to celebrate the win, a stop pre-game or post-game for parents during High School sport seasons, a place to meet for a lunch meeting (we will offer a private dining room with a 16 person seating capacity), a place to stop for a quick bite after work or any celebration (from birthday to anniversary to graduation). We are leaning into the rich railroad history of the town with the name and motif of the restaurant and seek to be a sponsor to many community events, sports teams and look forward to being very active within the community.

Thank you for your consideration in this process

Best regards,



Owen Yurko

Owner, Latitude Hospitalities LLC dba FIREBOX PROVISIONS





## CANYON CREEK LAUREL RETAIL CENTER

331 S Washington St, Laurel, MT 59044

### RETAIL PROPERTY FOR LEASE

From \$18.50/SF NNN, Est. \$4.00/SF CAM

Multi tenant shops space for restaurants, retail, office

1,200 SF - 4,200 SF available

Shell delivery, can be configured to suit individual needs

Adjacent to the Fairfield Inn & Suites Hotel set to open June 2021

Come join Jimmy John's, SCL Health, The UPS Store, and Canyon Creek Station Tap Room



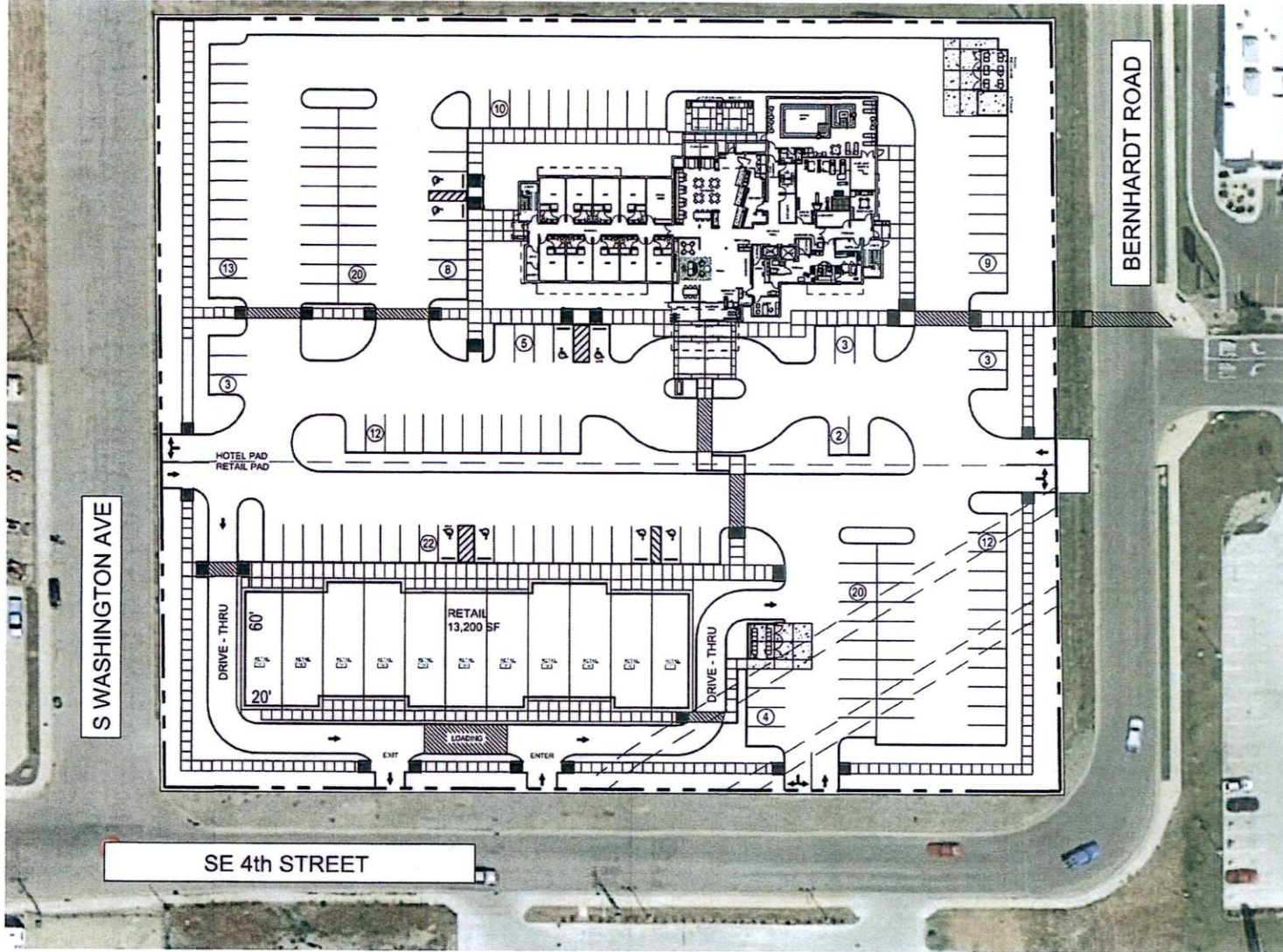
STEVE ZEIER

406.670.6969

steve@trinityremt.com

trinityremt.com





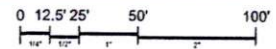
HOTEL PAD	
<b>SITE INFO:</b>	
HOTEL AREA:	+/- 94,328 SF (+/- 2.17 ACRES)
RETAIL AREA:	+/- 69,917 SF (+/- 1.61 ACRES)
TOTAL SITE:	+/- 171,711 SF (+/- 3.77 ACRES)
<b>PARKING:</b>	
REQUIRED:	1 PER GUESTROOM = 78
PROVIDED:	88
<b>BUILDING INFO</b>	
GUEST SUITES =	78
STORIES =	4
AREA	
1st FLR:	12,405 SF
2nd FLR:	10,685 SF
3rd FLR:	10,685 SF
4th FLR:	10,685 SF
TOTAL:	+/- 44,460 SF

RETAIL PAD	
<b>SITE INFO:</b>	
HOTEL AREA:	+/- 94,328 SF (+/- 2.17 ACRES)
RETAIL AREA:	+/- 69,917 SF (+/- 1.61 ACRES)
TOTAL SITE:	+/- 171,711 SF (+/- 3.77 ACRES)
<b>PARKING:</b>	
MERCANTILE:	1 / 200 SF = 12,000 SF
STORAGE:	1 / 500 SF = 1,200 SF
REQUIRED:	63 STALLS
PROVIDED:	58 STALLS
<b>BUILDING INFO</b>	
RETAIL SUITES =	1 to 12
STORIES =	1
AREA	
TOTAL SF:	13,200 SF



**LAUREL, MT - RETAIL PAD**  
SE 4th ST & S WASHINGTON AVE

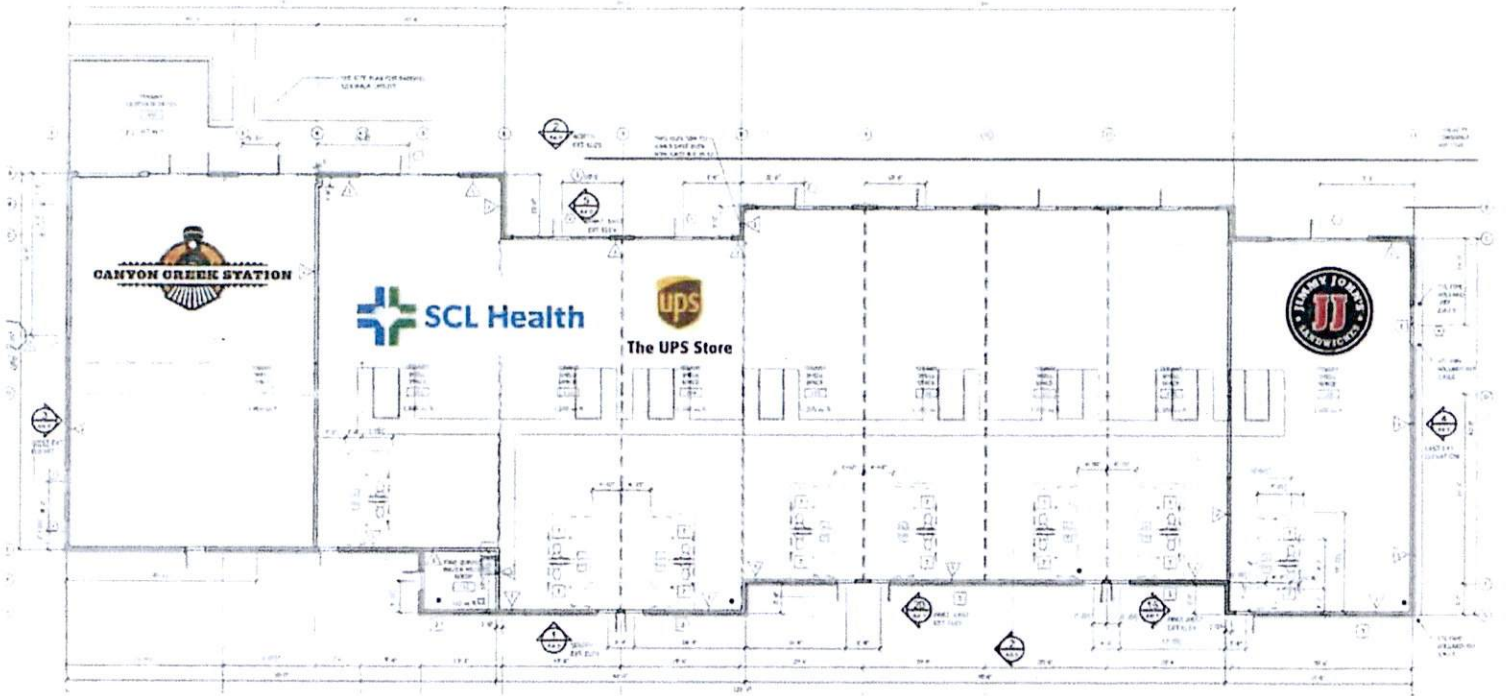
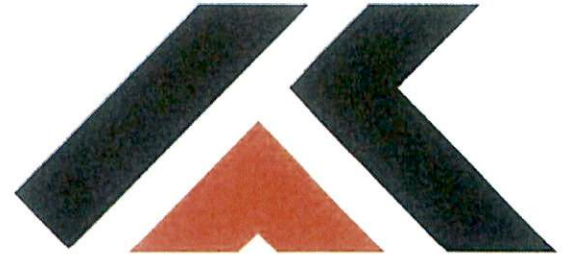
**SITE STUDY**  
SCALE: 1" = 50'  
DD 17 A01.1 - 01



DRAWN BY: WWT  
PLOT DATE: 01.02.2020  
JOB NUMBER: LMFIS

Retail Property For Lease

# ADDITIONAL PHOTOS

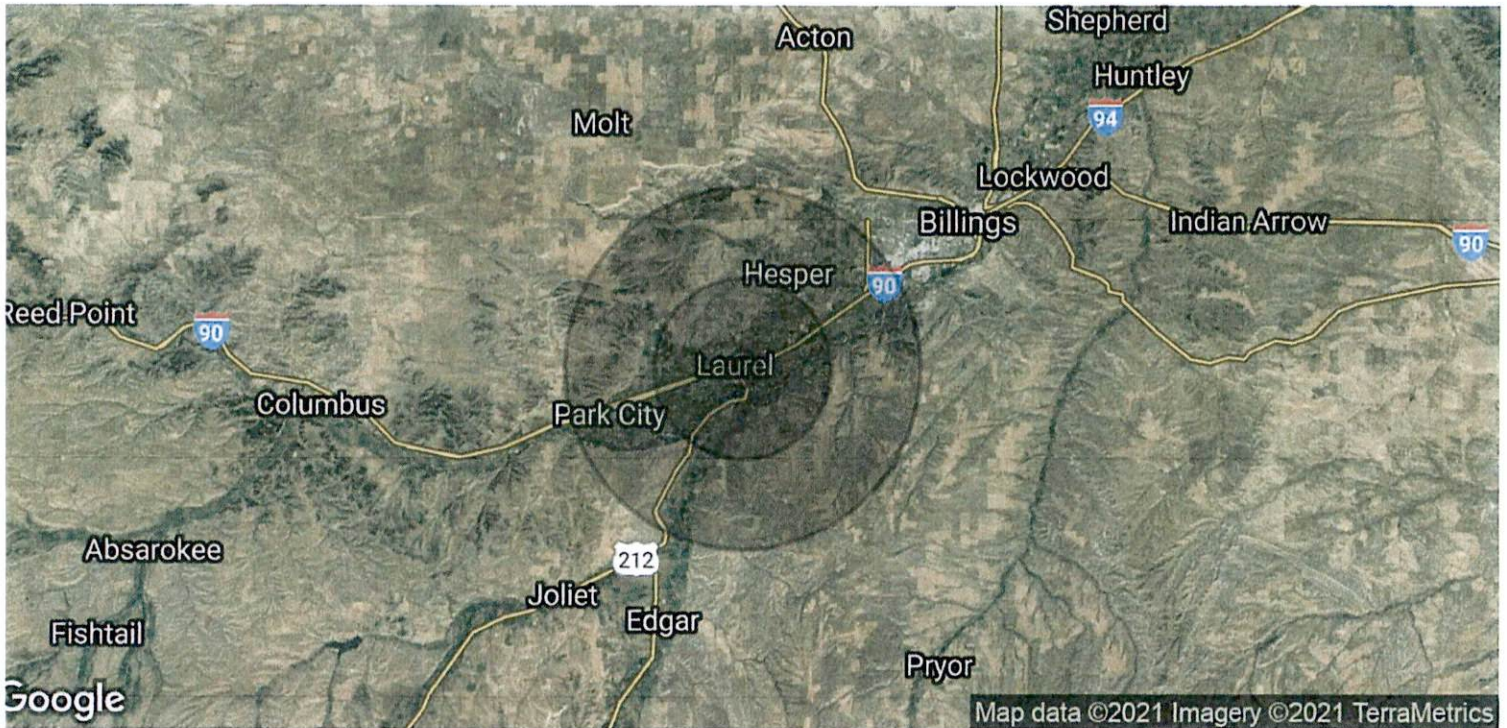


**STEVE ZEIER**  
406.670.6969  
steve@trinityremt.com



Retail Property For Lease

# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	159	3,068	10,358
Average age	38.9	38.8	38.9
Average age (Male)	40.0	39.9	40.0
Average age (Female)	37.4	37.4	37.5

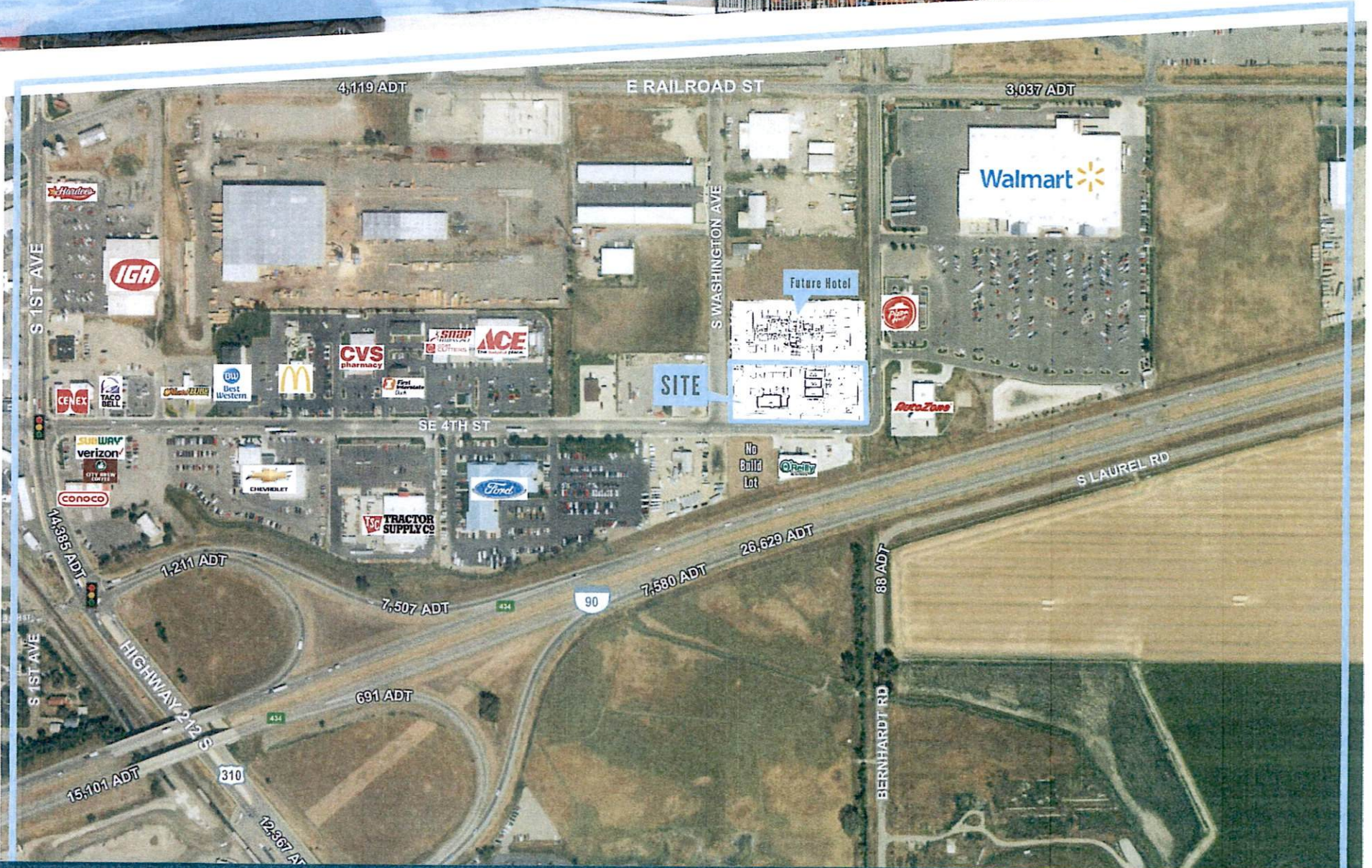
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	58	1,134	3,830
# of persons per HH	2.7	2.7	2.7
Average HH income	\$78,831	\$77,114	\$76,794
Average house value	\$263,868	\$258,308	\$257,021

\* Demographic data derived from 2010 US Census



**STEVE ZEIER**  
406.670.6969  
steve@trinityremt.com

# LAUREL RETAIL DEVELOPMENT



2223 Montana Ave, Suite 203 | Billings, MT 59101 | Office 406.839.2981 | [www.mtnwest.com](http://www.mtnwest.com)

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, rental or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

# COUNTY TAX BILL 2021 REAL ESTATE

Phone: (406) 256-2802 Website: www.yellowstonecountymt.gov/treasurer



**Sherry Long**  
**Yellowstone County Treasurer**  
 P.O. Box 35010  
 Billings, MT 59107-5010

**IMPORTANT TAX BILL ENCLOSED**

48964\*96\*\*G50\*\*0.91\*\*3/6\*\*\*\*\*AUTO5-DIGIT 59001  
 SOLBERG ENTERPRISES LLC  
 500 SE 4TH ST  
 LAUREL MT 59044-3308

**TAX CODE:** B02320      **LEVY DISTRICT:** 7 TI: LAUREL URBAN RENEWA TAX I

Property Location: 331 S WASHINGTON AVE  
 Legal Description: LAUREL INDUSTRIAL PARK SUBD, S16, T02 S, R24 E, BLOCK 2, Lot 5A1, AMD (21)

*Comm*

Valuation Type	Market Value	Taxable Value
Real Estate	470,585.00	8,894.00
Improvements	417,250.00	7,886.00
Personal Property	0.00	0.00

**DELINQUENT TAXES**  
 YEAR      AMOUNT

GENERAL TAX DETAIL			
Levy Description	Amount	Levy Description (Continued)	Amount
CI CITY OF LAUREL	1471.56	ST GENERAL SCHOOL	260.46
CO BRIDGE	31.34	ST STATE EQUALIZATION AID	315.72
CO EXTENSION SERVICE	5.60	ST UNIVERSITY MILLAGE	47.36
CO GENERAL FUND	293.22	ST VOCATIONAL-TECHNICAL SCHOOLS	11.84
CO LAUREL COUNTY PLANNING	14.84		
CO LIABILITY & PROPERTY INSURANCE	14.68		
CO MENTAL HEALTH	4.18		
CO METRA (CIVIC CENTER)&COUNTY FAIR	41.92		
CO METRA ARENA & FACILITY IMPROVEMENT	27.54		
CO MUSEUM	15.24		
CO PERMISSIVE MEDICAL LEVY	91.24		
CO PUBLIC HEALTH	57.30		
CO PUBLIC SAFETY - MENTAL HEALTH	25.74		
CO PUBLIC SAFETY - SHERIFF	226.06		
CO PUBLIC SAFETY- COUNTY ATTORNEY	96.22		
CO SENIOR CITIZENS-ELDERLY ACTIVITIES	33.46		
CO VETERAN'S CEMETERY	1.66		
CO WEED CONTROL	5.36		
OT BIG SKY ECONOMIC DEVELOPMENT AUTH	25.96		
8C ELEM & HIGH SCH TRANSPORTATION	25.66		
8C ELEMENTARY RETIREMENT	192.28		
8C HIGH SCHOOL RETIREMENT	100.64		
8C SD #7 (LAUREL) - ELEM BUILDING RESERV	82.80		
8C SD #7 (LAUREL) - ELEM BUS RESERVE	22.74		
8C SD #7 (LAUREL) - ELEM GENERAL	469.94		
8C SD #7 (LAUREL) - ELEM TECHNOLOGY	6.16		
8C SD #7 (LAUREL) - ELEM TRANSPORTATION	93.14		
8C SD #7 (LAUREL) - ELEM TUITION	24.30		
8C SD #7 (LAUREL) - HS ADULT EDUCATION	3.32		
8C SD #7 (LAUREL) - HS BUILDING RESERVE	41.44		
8C SD #7 (LAUREL) - HS BUS RESERVE	11.76		
8C SD #7 (LAUREL) - HS DEBT SERVICE	88.40		
8C SD #7 (LAUREL) - HS GENERAL	255.26		
8C SD #7 (LAUREL) - HS TECHNOLOGY	3.16		
8C SD #7 (LAUREL) - HS TRANSPORTATION	24.38		
8C SD #7 (LAUREL) - HS TUITION	31.58		
8C SD #7 (LAUREL) - ELEM DEBT SERV	109.80		
ST ACCREDITED HIGH SCHOOL	173.64		
<b>Total General Taxes</b>		<b>4878.90</b>	

Please review the back of the tax bill for Dist. Breakdown and further information.

SPECIAL ASSESSMENTS			
Description	Code	1st Half	2nd Half
OT #113 LAUREL SID	#113	1,008.63	1,008.62
OT #118 LAUREL SID	#118	579.19	579.18
OT LAUREL URBAN RENEWA A	7T11	2,720.00	2,720.00
OT LSM LAUREL STREET MAINT	LSM	648.15	648.14
OT LSWP LAUREL SWEEPING	LSWP	68.37	68.37
OT NUTTING DRAIN DISTRI	NUDD	5.00	5.00
OT SOIL SOIL CONSERVATION	SOIL	3.61	3.61
OT TIDU TID - UNIVERSITY MILLAGE	TIDU	26.66	26.66
<b>Total Special Assessments</b>		<b>5059.61</b>	<b>5059.58</b>
<b>Total Taxes Due Current Year</b>		<b>7499.06</b>	<b>7499.03</b>

\*-Voted as a new levy/charge for 2021      \*\*-Voted to increase the levy/charge for 2020  
 \*\*\*-Voted to exceed Statutory Authority

Please fold on perforation BEFORE tearing

**2021 2ND HALF PAYMENT STUB**

Second Half Amount Due: **\$7,499.03**

**Remember - Mark this date on your calendar!**

**NO SECOND HALF NOTICE WILL BE SENT. YOUR CHECK IS YOUR RECEIPT. STUBS MUST ACCOMPANY PAYMENT FOR A COPY OF YOUR TAX RECEIPT INCLUDE A SELF ADDRESSED STAMPED ENVELOPE.**

Payment Due: 05/31/2022      Tax Code: B02320

Property Tax Assistance eligibility reflected in amount due for current tax year

If you are low income, elderly, 100% disabled veteran, or had a large increase in your property taxes due to reappraisal, you may qualify for tax assistance. For more information, contact the Montana Department of Revenue, Billings Office at (406) 896-4000 or email dorprop3a@mt.gov.

**RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT TO:**

**YELLOWSTONE COUNTY TREASURER**  
 P.O. BOX 35010  
 BILLINGS MT 59107-5010

SOLBERG ENTERPRISES LLC  
 500 SE 4TH ST  
 LAUREL MT 59044-3308

*Ad 11-15-21*





# Yellowstone County, Montana

[Commissioners](#) [Departments](#) [Contacts](#) [Site Map](#) [Home](#)

**Disclaimer:** Not all fields are currently maintained. The [accuracy of the data is not guaranteed](#). Please notify the Appraisal/Assessment Office of any inaccuracies.

[Back to Search Form](#)

[Full Orion Detail](#)

## Owner Information

*\*Please Note:* Owner information is supplied by the **Montana Department of Revenue**. To request updates to addresses or other ownership information, please **contact the DOR office at 896-4000**. Records for the current year will **not** be updated after tax bills have been sent out, so changes requested after you receive your bill will appear only on next year's records.

Tax Code: B02320

### Primary Party

Primary Owner Name: SOLBERG ENTERPRISES LLC [Ownership History](#)

2022 Mailing Address: SOLBERG ENTERPRISES LLC  
500 SE 4TH ST  
LAUREL, MT 59044-3308

Property Address: 331 S WASHINGTON AVE

Township: 02 S Range: 24 E Section: 16

Subdivision: LAUREL INDUSTRIAL PARK SUBD Block: 2 Lot: 5A1

Full Legal: LAUREL INDUSTRIAL PARK SUBD, S16, T02 S, R24 E, BLOCK 2, Lot 5A1, AMD (21)

GeoCode: 03-0821-16-1-17-01-0000

[Show on Map](#) (May not work for some newer properties.)

### Property Assessment Information

Levy District: 7 TI LAUREL URBAN RENEWA TAX I

#### 2021 Assessed Value Summary

Assessed Land Value = \$ 470,585.00

Assessed Building(s) Value = \$ 417,250.00

Total Assessed Value = \$ 887,835.00

#### Assessed Value Detail Tax Year: 2021

Class Code	Amount
2207 - Commercial City or Town Lots	= \$ 470,585.00
3507 - Improvements on Commercial City or Town Lots	= \$ 417,250.00
<b>Total</b>	<b>= \$ 887,835.00</b>

The values shown for the given tax year are for taxation purposes only. They are supplied by the Department of Revenue. For questions about these values, please contact the Montana Department of Revenue, Appraisal/Assessment Office at [406-896-4000](#).

### Rural SID Payoff Information

NONE

### Property Tax Billing History

Year	1st Half	2nd Half	Total
<a href="#">2000</a>	384.69 P	384.66 P	769.35
<a href="#">2001</a>	502.11 P	502.11 P	1,004.22
<a href="#">2002</a>	565.42 P	565.40 P	1,130.82
<a href="#">2003</a>	553.66 P	553.65 P	1,107.31

<a href="#">2004</a>	849.43 P	849.41 P	1,698.84
<a href="#">2005</a>	866.05 P	866.04 P	1,732.09
<a href="#">2006</a>	857.91 P	857.90 P	1,715.81
<a href="#">2007</a>	839.94 P	839.93 P	1,679.87
<a href="#">2008</a>	820.30 P	820.30 P	1,640.60
<a href="#">2009</a>	1,319.13 P	1,319.12 P	2,638.25
<a href="#">2010</a>	1,304.33 P	1,304.30 P	2,608.63
<a href="#">2011</a>	2,629.91 P	2,629.88 P	5,259.79
<a href="#">2012</a>	2,607.97 P	2,607.95 P	5,215.92
<a href="#">2013</a>	2,702.05 P	2,702.01 P	5,404.06
<a href="#">2014</a>	2,783.15 P	2,783.13 P	5,566.28
<a href="#">2015</a>	3,636.69 P	3,636.66 P	7,273.35
<a href="#">2016</a>	3,666.24 P	3,666.20 P	7,332.44
<a href="#">2017</a>	4,306.31 P	4,306.25 P	8,612.56
<a href="#">2018</a>	4,724.73 P	4,724.68 P	9,449.41
<a href="#">2019</a>	4,683.10 P	4,683.08 P	9,366.18
<a href="#">2020</a>	4,640.12 P	4,640.10 P	9,280.22
<a href="#">2021</a>	7,499.06 P	7,499.03 P	14,998.09

(P) indicates paid taxes.

Click on year for detail. [Pay Taxes Online](#)

### Jurisdictional Information

<b>Commissioner Dist:</b> 1 - <a href="#">John Ostlund (R)</a>	<b>School Attendance Areas</b>
<b>Senate:</b> 28 - <a href="#">Brad Molnar (R)</a>	<b>High:</b> LAUREL
<b>House:</b> 55 - Vince Ricci (R)	<b>Middle:</b> LAUREL
<b>Ward:</b> 1 (LAUREL)	<b>Elem:</b> LAUREL

[Emelie Kay Eaton](#)

[Heidi Sparks](#)

**Precinct:** 55.4

**Zoning:** HC-Highway Commercial

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[Regulations](#)

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[Regulations](#)

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[County Regulations](#)

[School District Trustee Links](#)

Any comments or questions regarding the web site may be directed to the [Web Developer](#).





EXHIBIT B

Information Regarding Lots, Tracts and Parcels

TaxID	Owner	Legal	Lot Size (square feet)	Sidewalk (square feet)	Driveway Approach (square feet)	Sidewalk Improvements Assessment	Street Improvements Assessment*	Total Principal Assessment*	Market Value
B0231I	SOLBERG ENTERPRISES LLC	LAUREL INDUSTRIAL PARK SUBD, S16, T02 S, R24 E, BLOCK 1, Lot 1	86,815.42			-	\$15,597.26	\$15,597.26	\$422,390.00
B02312A	SOLBERG ENTERPRISES LLC	CANYON CREEK TOWNHOMES (16), S16, T02 S, R24 E, UNIT A1, 4.166% COMMON AREA INT	5,118.55			-	\$919.60	\$919.60	\$132,700.00
B02312B	LAUREL SHOP NORTH LLC	CANYON CREEK TOWNHOMES (16), S16, T02 S, R24 E, UNIT A2, 4.166% COMMON AREA INT	5,118.55			-	\$919.60	\$919.60	\$132,700.00
B02312C	CANYON CREEK STATIONS LLC	CANYON CREEK TOWNHOMES (16), S16, T02 S, R24 E, UNIT A3, 4.166% COMMON AREA INT	5,118.55			-	\$919.60	\$919.60	\$132,700.00
B02312D	SOLBERG ENTERPRISES LLC	CANYON CREEK TOWNHOMES (16), S16, T02 S, R24 E, UNIT A4, 4.166% COMMON AREA INT	5,118.55			-	\$919.60	\$919.60	\$132,700.00
B02312E	CANYON CREEK STATIONS LLC	CANYON CREEK TOWNHOMES (16), S16, T02 S, R24 E, UNIT A5, 4.166% COMMON AREA INT	5,118.55			-	\$919.60	\$919.60	\$132,700.00
B02312F	FICHTNER, KENNETH W	CANYON CREEK TOWNHOMES (16), S16, T02 S, R24 E, UNIT A6, 4.166% COMMON AREA INT	5,118.55			-	\$919.60	\$919.60	\$132,700.00
B02312G	CANYON CREEK STATIONS LLC	CANYON CREEK TOWNHOMES (16), S16, T02 S, R24 E, UNIT D1, 4.166% COMMON AREA INT	5,118.55			-	\$919.60	\$919.60	\$132,700.00
B02312H	KINGFISHER LLC	CANYON CREEK TOWNHOMES (16), S16, T02 S, R24 E, UNIT D2, 4.166% COMMON AREA INT	5,118.55			-	\$919.60	\$919.60	\$132,700.00
B02312I	CANYON CREEK STATIONS LLC	CANYON CREEK TOWNHOMES (16), S16, T02 S, R24 E, UNIT D3, 4.166% COMMON AREA INT	5,118.55			-	\$919.60	\$919.60	\$132,700.00
B02312J	CANYON CREEK STATIONS LLC	CANYON CREEK TOWNHOMES (16), S16, T02 S, R24 E, UNIT D4, 4.166% COMMON AREA INT	5,118.55			-	\$919.60	\$919.60	\$132,700.00
B02312K	CANYON CREEK STATIONS LLC	CANYON CREEK TOWNHOMES (16), S16, T02 S, R24 E, UNIT D5, 4.166% COMMON AREA INT	5,118.55			-	\$919.60	\$919.60	\$132,700.00
B02312L	CANYON CREEK STATIONS LLC	CANYON CREEK TOWNHOMES (16), S16, T02 S, R24 E, UNIT D6, 4.166% COMMON AREA INT	5,118.55			-	\$919.60	\$919.60	\$132,700.00
B02312M	CANYON CREEK STATIONS LLC	CANYON CREEK TOWNHOMES (16), S16, T02 S, R24 E, MASTER CARD LOC @ LT 2, BLK 1 L				-	-	-	\$0.00
B02312N	COX, PAUL L & RACHEL E	CANYON CREEK TOWNHOMES (16), S16, T02 S, R24 E, UNIT B1, 4.166% COMMON AREA INT	5,118.55			-	\$919.60	\$919.60	\$132,700.00

TaxID	Owner	Legal	Lot Size (square feet)	Sidewalk (square feet)	Driveway Approach (square feet)	Sidewalk Improvements Assessment	Street Improvements Assessment*	Total Principal Assessment*	Market Value
B02312O	CANYON CREEK STATIONS LLC	CANYON CREEK TOWNHOMES (16), S16, T02 S, R24 E, UNIT B2, 4.166% COMMON AREA INT	5,118.55			-	\$919.60	\$919.60	\$132,700.00
B02312P	CANYON CREEK STATIONS LLC	CANYON CREEK TOWNHOMES (16), S16, T02 S, R24 E, UNIT B3, 4.166% COMMON AREA INT	5,118.55			-	\$919.60	\$919.60	\$132,700.00
B02312Q	CANYON CREEK STATIONS LLC	CANYON CREEK TOWNHOMES (16), S16, T02 S, R24 E, UNIT B4, 4.166% COMMON AREA INT	5,118.55			-	\$919.60	\$919.60	\$132,700.00
B02312R	CANYON CREEK STATIONS LLC	CANYON CREEK TOWNHOMES (16), S16, T02 S, R24 E, UNIT B5, 4.166% COMMON AREA INT	5,118.55			-	\$919.60	\$919.60	\$132,700.00
B02312S	FICHTNER, KENNETH W	CANYON CREEK TOWNHOMES (16), S16, T02 S, R24 E, UNIT B6, 4.166% COMMON AREA INT	5,118.55			-	\$919.60	\$919.60	\$132,700.00
B02312T	CANYON CREEK STATIONS LLC	CANYON CREEK TOWNHOMES (16), S16, T02 S, R24 E, UNIT C1, 4.166% COMMON AREA INT	5,118.55			-	\$919.60	\$919.60	\$132,700.00
B02312U	CANYON CREEK STATIONS LLC	CANYON CREEK TOWNHOMES (16), S16, T02 S, R24 E, UNIT C2, 4.166% COMMON AREA INT	5,118.55			-	\$919.60	\$919.60	\$132,700.00
B02312V	CANYON CREEK STATIONS LLC	CANYON CREEK TOWNHOMES (16), S16, T02 S, R24 E, UNIT C3, 4.166% COMMON AREA INT	5,118.55			-	\$919.60	\$919.60	\$132,700.00
B02312W	CANYON CREEK STATIONS LLC	CANYON CREEK TOWNHOMES (16), S16, T02 S, R24 E, UNIT C4, 4.166% COMMON AREA INT	5,118.55			-	\$919.60	\$919.60	\$132,700.00
B02312X	CANYON CREEK STATIONS LLC	CANYON CREEK TOWNHOMES (16), S16, T02 S, R24 E, UNIT C5, 4.166% COMMON AREA INT	5,118.55			-	\$919.60	\$919.60	\$132,700.00
B02312Y	BAUER, STACEY	CANYON CREEK TOWNHOMES (16), S16, T02 S, R24 E, UNIT C6, 4.166% COMMON AREA INT	5,118.55			-	\$919.60	\$919.60	\$132,700.00
B02313	ROCKY MOUNTAIN PROPERTIES INC	LAUREL INDUSTRIAL PARK SUBD, S16, T02 S, R24 E, BLOCK 1, Lot 3A1, AMND 1.03	44,866.98			-	\$8,060.80	\$8,060.80	\$602,200.00
B02313A	CANYON CREEK STATIONS LLC	LAUREL INDUSTRIAL PARK SUBD, S16, T02 S, R24 E, BLOCK 1, Lot 3B, AMD (96)	36,154.94			-	\$6,495.60	\$6,495.60	\$188,045.00
B02314	CANYON CREEK STATIONS LLC	LAUREL INDUSTRIAL PARK SUBD, S16, T02 S, R24 E, BLOCK 1, Lot 4	86,858.98			-	\$15,605.08	\$15,605.08	\$422,591.00
B02315B	KDFJ INC	LAUREL INDUSTRIAL PARK SUBD, S16, T02 S, R24 E, BLOCK 1, Lot 5C, AMD	28,270.55			-	\$5,079.09	\$5,079.09	\$238,100.00
B02316	HARRIS HOLDINGS RAILROAD, LLC	LAUREL INDUSTRIAL PARK SUBD, S16, T02 S, R24 E, BLOCK 2, Lot 1, & COS 941	114,040.53	810.00	360.00	\$13,435.88	\$20,488.52	\$33,924.40	\$1,207,177.00
B02317	ENGH, ROBERT G & LUANNE	LAUREL INDUSTRIAL PARK SUBD, S16, T02 S, R24 E, BLOCK 2, Lot 2	87,817.30	855.00	180.00	\$11,885.59	\$15,777.25	\$27,662.84	\$466,800.00
B02318	GILLIS, NANCY J	LAUREL INDUSTRIAL PARK SUBD, S16, T02 S, R24 E, BLOCK 2, Lot 3	87,860.86	855.00	180.00	\$11,885.59	\$15,785.08	\$27,670.67	\$478,291.00
B02319	SOLBERG ENTERPRISES LLC	LAUREL INDUSTRIAL PARK SUBD, S16, T02 S, R24 E, BLOCK 2, Lot 4	87,947.98			-	\$15,800.73	\$15,800.73	\$427,629.00

TaxID	Owner	Legal	Lot Size (square feet)	Sidewalk (square feet)	Driveway Approach (square feet)	Sidewalk Improvements Assessment	Street Improvements Assessment*	Total Principal Assessment*	Market Value
B02320	SOLBERG ENTERPRISES LLC	LAUREL INDUSTRIAL PARK SUBD, S16, T02 S, R24 E, BLOCK 2, Lot 5A, AMD	76,360.98		200.00	\$2,296.73	\$13,719.01	\$16,015.74	\$374,030.00
B03112	GTP Acquisition Partners II LLC	LAUREL INDUSTRIAL PARK SUBD, S16, T02 S, R24 E, BLOCK 1 LOT3A2, AMD 1.13 AC	5,663.02			-	\$1,017.42	\$1,017.42	\$186,597.00
			865,502.74			\$39,503.79	\$155,496.21	\$195,000.00	

\*All estimated dollar amounts of assessments are total principal amounts of assessments. These dollar amounts will be spread in semiannual installments over a maximum term of 20 years with interest thereon at a rate that is at least 0.50% above the average annual interest rate on the outstanding Bonds.

**MINUTES  
CITY OF LAUREL  
CITY/COUNTY PLANNING BOARD  
WEDNESDAY, MARCH 16, 2022**

A regular meeting of the City/County Planning Board was held in the Council Chambers and called to order by Board Chairperson Judy Goldsby at 5:35 p.m. on March 16, 2022.

**Present:**

Jon Klasna	Evan Bruce	Roger Giese
Dan Koch	Judy Goldsby	Ron Benner (5:40)
Karen Courtney (City of Laurel)		

**Absent:**

Gavin Williams

**General Items**

Meeting Minutes: February 16, 2022

Motion by Evan Bruce to approve minutes of February 16, 2022. seconded by Dan Koch. All five members present voted aye. Motion carried 5-0.

**New Business**

**Special Review Application - Firebox Kitchen & Tap Room**

Karen Courtney, Building Official, briefly reviewed the attached Staff report.  
Chair, Judy Goldsby opened for public hearing. Asked for proponents.

Dana Lich – Has worked with Canyon Creek Station on properties and they have been above par in quality and feels that it will be a definite asset to our community. Therefore, is in favor of approving.

Chair, Judy Goldsby called for opponents. There were none.  
Called for Board discussion.

Jon Klasna: Will signage be brought forward later?

Judy Goldsby: This special review is for the Tap room and signage will be forth coming.

Jon Klasna motioned to approve application; Evan Bruce seconded. All six members present voted Aye. Motion carried 6-0.

**Public Hearing on Request for Annexation and Plan of Annexation - Laurel Golf Club**

Forrest Sanderson, Interim City Planner, presented attached staff report.

Question from Ron Benner: You are stating initial zone of Public above the redline on the map. However also shows public below the redline.

Forrest: City Public zone above the red line and current County Public zoning below the redline. Does not affect the Yellowstone County Public at all.

Chair Judy Goldsby asked if any further questions. None stated, Chair called for proponents.

Jesse Norman – 2445 Saddleback Drive – Thanked Forrest for presentation. Golf Course Board discussed the per square foot valuation and it was a concern of the board. The board also wanted to ensure that annexation would not affect the golf course's water rights on any of the ditches they currently have. Also, that the waiver or covenant would not be required and would be part of the development agreement, which he believes as written by Sanderson Stewart in documents the Planning board currently has in their packet. If we commit to keeping the golf course itself and property associated with the golf course as a golf course, that the City of Laurel does not apply any SIDS as the property is remaining as a golf course. If it was ever decided to discontinue the property as a golf course and develop it, then the city applying SIDs to the property would be understandable. There are no plans currently nor in the near future to develop this land. Intent is to keep it as a golf course.

Question from Judy Goldsby: All of those issues have been addressed in the annexation request?

Forrest: Yes, all of those are a part of the annexation agreement, the final form of which will be presented to the City Council for consideration. Ultimately those are terms that are negotiated. The commit to not do SIDs are not in the current version, that is something that must be discussed with City Council.

Judy: Is the application that has been submitted to the board inclusive enough of these issues or does is it something that needs to be resubmitted?

Forrest: No, they are inclusive enough of the issue. The question that is being asked that is a governing body decision, is the SID. It is unnecessary to what is being decided here for annexation request and initial zoning designation.

Forrest did request to hold questions until all public comment has been taken, however is willing to answer one more from Mr. Benner.

Ron Benner: When looking over the agreement I do not see an easement along Golf Course Road. Is there already an easement in place if that road needs to be widened due to development? If so, shouldn't it be in this agreement?

Forrest: Very good question. The owner is 100% owner and have the right to do with it as they wish for access to their property.

Ron Benner: But if they are requesting to be annexed into the city shouldn't that be a requirement of the annexation?

Clarification between Forrest and Ron that this is Golf Course Road that Ron is meaning not the access road.

Forrest: We would request that at subdivision, should that ever occur. Until we have a development plan it isn't necessary to request for annexation.

Ron Benner: When we have annexed properties into the city we have asked for easement at that time.

Forrest: The only ones that I have worked on is when development, subdivision and annexation have come at the same time. Most recently was the Yard Office Road Subdivision where we had annexation, subdivision, and initial zoning all at the same time. The easement was part of it due to the increased traffic from the development, is that the case here today? Probably not, we could request but is not necessary for this annexation request.

Benner: There has been development out there with Elena Subdivision, Saddleback Ridge Estates, and the planned extension of West Maryland there will need to be widening of the roadway.

Forrest: From a developer's point of view – why should I have to give up property for something that I would not be benefitting from? The constitutional ground that they have not burdened the existing infrastructure being Golf Course Road would exempt the requirement to request easement.

Benner: Worry about having to come back and argue it later because we do not know when the development is. My thought is if we are going to do it and look at this as a growth area, even though this is a P-Zone, that easement should be in there automatically because we have hodge-podges of easement all over town. When do we stop doing this and start to address it right from the start?

Forrest: Through the development process, the developable portion of this is going to trigger a traffic impact study. At that point the traffic study will tell us the needs of that portion of real property and the burden on infrastructure and the improvements needed therewith, and then we can impose by condition an exaction that meets those needs.

Benner: If development grows up above the golf course this area is still impacted. Isn't the time to put the easement on there now and not later? Because later we will have to go back to get that easement.

Forrest: True. You can certainly make that a condition, but I don't recommend it. I struggle with an exaction where an impact has not yet occurred.

Chair Judy Goldsby called for proponents.

Brian Alexander – Sanderson Stewart – I felt Forrest did a wonderful job presenting this, I offer my services to answer any questions. Also, on the topic of the easement, I wish to clarify that there is already a thirty-foot easement located on the current Certificate of Survey.

Benner – So it runs along the property on Golf Course Road?

Brian – Yes on the golf course side from the middle of the road.

Chair Judy Goldsby called for any more proponents. None heard.

Chair Judy Goldsby called for any opponents. Called three times. None Heard. Closed public hearing.

Chair Judy Goldsby called for a motion.

Forrest apologized for the interruption, but he does have a request for the wording of the motion, and he is happy to explain the reason for this. For this to proceed to City Council for approval in a timely fashion, there are three specific things that must be stated to allow for this to happen. The three things that need to happen and the motion covers these is as follows: The favorable recommendation

on annexation, favorable recommendation on the public zone and thirdly we need to have the board to empower the board chair the authority to execute and recommendations and documents to the City Council.

Ron Benner: I motion to approve the staff report on the Laurel Golf Course Annexation and Initial zoning as our findings of facts and conclusions of Law. Further I move to recommend the annexation of the Laurel Golf Course property as described in the afore mentioned staff report under Title 7-2-4601 of the Montana Code Annotated with an initial zoning of Laurel P-Public. The motion includes authorization from the Planning Board and Zoning Commission allowing the Chair to execute and forward all recommendations and documents necessary to facilitate the required hearing and decisions required of the Laurel City Council.

John Klasna seconded.

Jon Klasna: I do have a question for Forrest. You stated that this does not include the maintenance shop area of the property.

Forrest: you are correct that the golf course maintenance facility is not included in the annexation. The simple reason is that the maintenance facilities at golf courses tend to have noise and uses that in cities could be classified by municipalities as a nuisance. It's not a nuisance it's maintenance, lawn clippings, sharpening mower blades, etc.

Roger Giese: The last sentence in the motion "The motion includes authorization from the Planning Board and Zoning Commission allowing the Chair to execute and forward all recommendations and documents necessary to facilitate the required hearing and decisions required of the Laurel City Council." Would that include from previous discussion the widening of Golf Course Road?

Forrest: Lets clarify there is a county road easement - Laurel Golf Course Road. Within the confines of annexation that 60 feet will become City of Laurel Street. At some point in the future if there is a cause for this ask, the developer of the project causing the need for a greater right of way, we will then act on that ask. That last sentence is allowing for us to move forward, the next City Council workshop if 5 April, public hearing 12 April. If we wait until next meeting to grant Judy approval to move forward, we are into the heart of building season. This allows us to take about 3.5 weeks out of the wait time to get this into the hands of the decision makers to make their decision on final approval of annexation and initial zoning.

Chair asked for any further discussion. There is a motion and a second to approve the annexation request. All those in favor?

All six members present voted Aye. Motion passes 6-0.

### **Announcements**

Next Meeting: April 20, 2022

Adjourned at 6:25 p.m.