

**RESOLUTION NO. R22-40**

**RESOLUTION OF ANNEXATION AND ZONING FOR APPROXIMATELY ONE ACRE OF PROPERTY ADJACENT TO THE CITY OF LAUREL, AS AN ADDITION TO THE CITY OF LAUREL, YELLOWSTONE COUNTY, MONTANA, WITH CONCURRENT APPROVAL OF INITIAL ZONING DESIGNATION.**

WHEREAS, a Petition for Annexation and Concurrent Zoning Designation was submitted to the City of Laurel by Lance Hull, who is the property owner (hereinafter "Petitioner") of certain real property situated in Yellowstone County, Montana;

WHEREAS, the real property is generally described as that portion of Section 8, Township 2 South, Range 24 East, P.M.M., Yellowstone County, Montana, on Certificate of Survey No. 1642 amended Parcel A1 Less Herman Addition., Yellowstone County, Montana. The real property is generally reflected on the Exhibits to the Petition for Annexation, which is incorporated by reference herein, and it includes all contiguous roadways and rights-of-way;

WHEREAS, the property is currently outside of City of Laurel city limits, and Petitioner seeks annexation of the property and zoning as Residential Multiple Family (hereinafter "RMF");

WHEREAS, Petitioner currently seeks annexation of its property into the City of Laurel in order to access and utilize City of Laurel services, including, but not limited to, water, sewer, police, and fire;

WHEREAS, the Laurel City-County Planning Board held a duly advertised public hearing on Petitioner's Petition for Annexation and Concurrent Approval of Initial Zoning Designation on June 15, 2022. At the conclusion of the hearing, the Planning Board voted to recommend approval to the City Council of both the annexation and zoning request; and

WHEREAS, the City Council held a duly advertised public hearing regarding Petitioner's Petition for Annexation on August 9, 2022. At the conclusion of the hearing, the City Council determined that approval of the Petition for Annexation and Concurrent Approval of Initial Zoning Designation is in the best interests of the City at this time; and

WHEREAS, the annexation of the property and zoning is subject to an Annexation Agreement by and between the City of Laurel and the Petitioner, which will be executed by and between the Petitioner and the City of Laurel and will be attached hereto and incorporated as part of this Resolution.

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

1. The owner of record of the territory annexed to the City of Laurel has executed a Petition of Annexation.
2. Pursuant to Mont. Code Ann. § 7-2-46, the incorporated boundaries of the City of Laurel shall be and the same hereby is extended and/or expanded to include the territory described in Petitioner's Petition for Annexation and all attached Exhibits.
3. The following described territory is hereby annexed to the City of Laurel: that portion of Section 8, Township 2 South, Range 24 East, P.M.M., Yellowstone County, Montana, on Certificate of Survey No. 1642 amended Parcel A1 Less Herman Addition., Yellowstone County, Montana. The real property is generally reflected on the Exhibits to the Petition for Annexation, which is incorporated by reference herein, and it includes all contiguous roadways and rights-of-way.
4. The owner of record of the territory annexed to the City of Laurel and the City of Laurel will execute an Annexation Agreement, which terms and conditions are made a part of this Resolution and the Petition for Annexation.
5. That the approval of the annexation and zoning is conditioned as follows:
  - A. On all terms, conditions, and requirements of the Annexation Agreement between the City of Laurel and Petitioner.
  - B. The property shall be zoned as RMF, which is consistent with the zoning of adjacent and nearby properties.
  - C. The Waiver of Right to Protest, a copy of which is attached hereto and incorporated by reference herein, and this Resolution, shall be recorded with the County Clerk and Recorder within ninety (90) days after the adoption of this Resolution.
  - D. Connections to the City of Laurel Water and Sewer Systems shall be approved by the City of Laurel's Public Works Department.
  - E. All improvements and infrastructure connections shall be completed within one calendar year from the date this Resolution is approved.
6. This Resolution shall be incorporated into the official minutes of the City Council, and upon said incorporation, the City Clerk-Treasurer shall file a true and correct certified copy of this Resolution and Meeting Minutes with the Yellowstone County Clerk and Recorder.


7. From and after the date that the City Clerk-Treasurer files such certified copy of this Resolution and of the City Council Meeting Minutes with the Yellowstone County Clerk and Recorder, this Annexation of the above-described territory to the City of Laurel shall be deemed complete and final.
8. Annexation and the City's responsibility for providing service to the property shall become null and void upon Petitioner's failure to satisfy the conditions imposed by the City Council by and through this Resolution, the Petition for Annexation, and the Annexation Agreement by and between the City of Laurel and the Petitioner.

Introduced at a regular meeting of the City Council on the 9<sup>th</sup> day of August 2022, by Council Member Mize.

PASSED and APPROVED by the City Council of the City of Laurel the 9<sup>th</sup> day of August 2022.

APPROVED by the Mayor the 9<sup>th</sup> day of August 2022.


CITY OF LAUREL

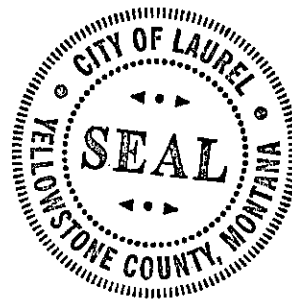
  
\_\_\_\_\_  
Dave Waggoner, Mayor

ATTEST:

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

APPROVED AS TO FORM:

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



Return to:  
Lance Hull  
1009 Davis Circle  
Laurel, Montana 59044

## ANNEXATION AGREEMENT

**THIS ANNEXATION AGREEMENT** is made this 9<sup>th</sup> day of August 2022, by and between **LANCE HULL**, with a mailing address at 1009 Davis Circle, Laurel, Montana 59044, (the "Developer") and the **CITY OF LAUREL, MONTANA**, a municipal corporation, with a mailing address at 115 West 1<sup>st</sup> Street, Laurel, Montana 59044 (the "City").

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

Certificate of Survey No. 1642: according to the official plat on file and of record in the office of the Clerk and Recorder of said County, hereinafter referred to as "Developer Tract" as well as all adjacent public right-of-way.

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

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

**WHEREAS**, the City has approved the Petition for Annexation by Resolution No. R22-40 for the Developer Tract contingent that a Development Agreement be executed between the City and the Developer to identify required off-site infrastructure improvements and guarantees of those improvements.

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

1. **Roads and Access.** The Developer Tract shall be accessible by West 1<sup>st</sup> Street. The Developer will extend West 1<sup>st</sup> Street to the west boundary of the Developer Tract. The Developer will also provide a culvert on the north side of the property to access West 2<sup>nd</sup> Street with a 26' wide driveway and a 26' wide alley. The developer shall also provide all required road signs. The final street design will require approval from the Public Works Department.

2. **Sanitary Sewer.** Developer Tract shall be served by the City wastewater system. The Developer shall extend a new main from the existing 8-inch sanitary sewer main at 8<sup>th</sup> Avenue and West 1<sup>st</sup> Street to provide service to the Developer Tract. Plans and specifications shall be approved by the Public Works Department and the Montana Department of Environmental Quality.
3. **Water.** Developer Tract shall be served by the City water system. The Developer shall extend a new water main from the existing 8-inch water main at 8<sup>th</sup> Avenue and West 1<sup>st</sup> Street to provide service to the Developer Tract. Plans and specifications shall be approved by the Public Works Department and the Montana Department of Environmental Quality.
4. **Storm Drain.** The Developer shall extend the city storm drain from 8<sup>th</sup> Ave to the west boundary of the property. There will be no on-site storage on the property.
5. **Right-of-Way.** A right-of-way shall be dedicated for the construction of West 1<sup>st</sup> Street and for possible future West 2<sup>nd</sup> Street.
6. **Future Intersection Contributions.** No intersection contributions are required upon annexation.
7. **Late Comers Agreement.** No Late Comers Agreement is made with this annexation.
8. **Zoning.** The Property is to be zoned as Residential Multi Family.
9. **Compliance.** Nothing herein shall be deemed to exempt the Developer Tract from compliance with any current or future City laws, rules, regulations, or policies that are applicable to the development, redevelopment, or use of the subject property.
10. **Runs with Land.** The covenants, agreements, and all statements in this Agreement and in the incorporated and attached Waiver, shall run with the land and shall be binding on the heirs, personal representatives, successors, and assigns of the respective parties.
11. **Attorney's Fees.** In the event it becomes necessary for either party to this Agreement to retain an attorney to enforce any of the terms or conditions of this Agreement or to give any notice required herein, then the prevailing party or the party giving notice shall be entitled to reasonable attorney fees and costs, including those fees and costs of in-house counsel.

**12. Amendments and Modifications.** Any amendments or modifications of this Agreement shall be made in writing and executed in the same manner as this original document and shall after execution become a part of this Agreement.

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

DEVELOPER

BY: \_\_\_\_\_

LANCE HULL

STATE OF MONTANA     )  
                                       : ss.  
County of Yellowstone    )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me, a Notary Public in and for the State of Montana, personally appeared \_\_\_\_\_, known to me as the "Developer" in this Agreement.

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 at: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

This Agreement is hereby approved and accepted by the City of Laurel, this \_\_\_\_ day of \_\_\_\_\_, 2022.

CITY OF LAUREL, MONTANA

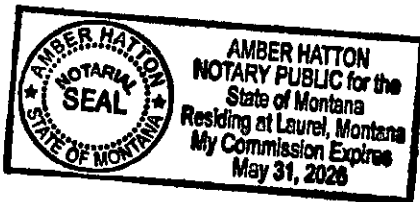
BY: David Waggoner  
Mayor

ATTEST: Kelly Strecker  
City Clerk

"City"

STATE OF MONTANA )  
  :SS.  
County of Yellowstone )

On this 10 day of August, 2022, before me, a Notary Public for the State of Montana, personally appeared David Waggoner, and Kelly Strecker, known to me to be the Mayor and City Clerk, respectively, of the City of Laurel, Montana, whose names are subscribed to the foregoing instrument in such capacity and acknowledged to me that they executed the same on behalf of the City of Laurel, Montana.



Amber Hatton  
Notary Public in and for the State of Montana  
Printed name: Amber Hatton  
Residing at: Laurel MT  
My commission expires: May 31, 2026

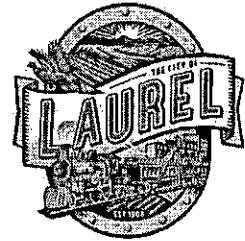
Approved as to Form

Michele L B  
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 Director of Public  
Works

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**PLANNING BOARD AND ZONING COMMISSION**  
**RECOMMENDATION**  
**LANCE HULL**  
**Annexation and Initial Zoning**

**Applicant:**

Lance Hull  
1009 Davis Circle  
Laurel MT 59044

The Mr. Hull represents 100% of the land ownership. Annexation pursuant to §7-2-4601 et. seq. MCA. (Annexation by Petition).

**Request:**

Mr. Hull, representing 100% of the ownership of lands involved, has Petitioned the City of Laurel for Annexation of approximately 1.0 acres of property adjacent to the City of Laurel with an initial Zoning Designation of Laurel Multi-Family (RMF) for concurrent review.

The subject property is generally described as that portion of Section 8, Township 2 South, Range 24 East, P.M.M., Yellowstone County, Montana, on Certificate of Survey No. 1642 amended Parcel A1, Less Herman Addition. An annexation Exhibit, which is incorporated into this report by reference, has been submitted in support of the Petition and Requested Initial Zoning.

**Process:**

The annexation petition and requested initial zoning has been scheduled for consideration and a public hearing by the Laurel – Yellowstone City County Planning Board and Zoning Commission for 5:35 p.m. on Wednesday, June 15, 2022. Though not yet scheduled the matter could be considered by the Laurel City Council at a Work Session on July 5 and taken up as an action item on July 12, 2022.

**Analysis of the Request**



- The Mr. Hull represents 100% of the land ownership involved in the petition.
- The Laurel Growth Policy designates the property as a 'growth area' of the city.
- The current use of the property is vacant.
- The requested zone City Laurel Multi-Family (RMF) provides for a variety of uses and is consistent with the requirements of R-08-22 that lands embraced by the city be assigned R-7500 or greater.
- The subject property currently is presumed to be zoned County Residential Tracts or is un-zoned Yellowstone County.
- Part 46 annexation requires that the land use designation be 'consistent with the prevailing use of the property, consistent with the prevailing County Zoning Assignment, and/or consistent with the current growth policy'.
- In addition to the extension of urban scale services the City Zoning provides options for development that are not available to rural properties. These options include but are not limited to Planned Unit Developments
- The initial zoning must be considered under City Resolution R-08-22 (Annexation), the Laurel Municipal Code Title 17 (Zoning).
- The question of annexation and initial zoning must be heard by the Laurel – Yellowstone City County Planning Board and Zoning Commission.
- Is the requested annexation and initial zoning in the best interest of the City and Citizens of the City of Laurel.
- The property is situated such that street rights-of-way will need to be dedicated to the City on the northern and southern property lines. The dedication of the northern segment will need to be coordinated with the developer of that tract.

**Findings:**

- ✓ The subject property is adjacent to the City of Laurel.
- ✓ The City Council is not required to submit the question of annexation to the qualified electors of the area to be annexed as the petition is signed by 100% of the owners.
- ✓ The city may annex the property as 100% of the ownership of same has petitioned the city for annexation.
- ✓ The driver for the annexation request is the desire of Mr. Hull to construct a Residential a Multi-Family complex on the property. The only way the development plan works is to extend the City water and sewer systems to the proposed development.
- ✓ The subject property was included as 'future growth area' in the Growth Policy adopted by the City of Laurel. Additionally, the property has been identified on the Laurel Future Land Use Map portion of the Growth Policy as Multi-Family. As such, the requested zoning is consistent with the Laurel Growth Policy.
- ✓ The proposed assignment of RMF meets all the statutory requirements of Part 46 annexation and zoning assignment.
- ✓ The Laurel RMF Zone is listed along with other Residential land use assignments and is therefore determined to be a "greater than" R-7500 classification.
- ✓ The extension of city services will be at the owner's expense (R-08-22) and in accordance with the Annexation Agreement as approved by the City Council. .

- ✓ The City Zoning provides options for development that are not available to rural properties. These options include but are not limited to Planned Unit Developments. These options and the exactions of infrastructure are most beneficial to the Owner, the City of Laurel, and all surrounding properties in conjunction with the proposed development of the property in the future.
- ✓ The city has the ability to provide services to the property both existing and proposed.

**12 Point Test for Zoning:**

- I. Is the zoning in accordance with the growth policy;
  - The proposed zoning is consistent with the prevailing County zoning on the property.
  - The Growth Policy identifies all of the property proposed for annexation as Multi-Family.
  - Resolution R-08-22 requires zoning assignment at annexation at R-7500 or greater.
  - The Residential Multi-Family Zone meets the definition as 'greater than' R-7500.

**Finding:**

The requested zoning is in accordance with the Growth Policy.

- II. Is the zoning designed to lessen congestion in the streets;
  - The proposed zoning is consistent with the prevailing County zoning on the property.
  - The proposed zoning along with the annexation agreement will allow development of the property consistent with surrounding uses of property.
  - Proposed development that would potentially impact roads and streets would require a traffic impact analysis and associated improvements.

**Finding:**

The requested zoning will not have a material impact on congestion in the streets.

- III. Is the zoning designed to secure safety from fire, panic, and other dangers;
  - The proposed zoning is consistent with the prevailing County zoning on the property.
  - The Growth Policy identifies the property as Multi-Family.
  - Multi-Family development must be constructed in accordance with the prevailing International Code Council standards.
  - Adequate public infrastructure exists or can be readily extended/expanded to serve the development at RMF densities.

**Finding:**

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

- IV. Is the zoning designed to promote health and the general welfare;
- The proposed zoning is consistent with the prevailing County zoning on the property.
  - The Growth Policy identifies the property as Multi-Family as a future land use.
  - The connection of the facilities and properties at the time of development to the Laurel municipal water and wastewater systems will have positive impacts to public health and general welfare.

Finding:

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

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

Finding

The requested zoning will provide adequate light and air.

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

Finding:

The proposed zoning will prevent the overcrowding of land.

- VII. Is the zoning designed to avoid undue concentration of population;
- The existing zoning imposes building setbacks, height limits, limits on the number of buildings on a single parcel, and reasonable area limits on new development.
  - The RMF proposal, has density and development controls that are designed to prevent the overcrowding of land.
  - The subject property is large enough to provide adequate separation from surrounding uses.

Finding:

The proposed zoning will prevent the undue concentration of population.

- VIII. Is the zoning designed to facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements;
- The requested zoning, without some overlay or modification, will not necessitate the installation of new or additional infrastructure.
  - It is anticipated that a significant portion of the property being annexed will be further developed. It is at that point the additional infrastructure as well as capacities will be evaluated.
  - Some of the public duties, such as police, will shift from Yellowstone County to the City of Laurel but the net effect is minimal.

Finding:

The requested zoning will facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements. Additionally, as the uses of the property change and the intensity of development changes, the city will be able to plan for and be prepared for the anticipated increased demands on their public systems.

- IX. Does the zoning give reasonable consideration to the character of the district and its peculiar suitability for particular uses;
- The requested zoning is consistent with the Growth Policy.
  - The property is compatible with surrounding development which is, for the most part, multi-family or commercial.
  - The water and sewer infrastructure proposed with the annexation is adequate for the intended use of the property.

Finding:

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

- X. Does the zoning give reasonable consideration to the peculiar suitability of the property for its particular uses;
- The requested zoning is consistent with the Growth Policy.
  - The property is compatible with surrounding development which is, for the most part, multi-family or commercial.
  - The water and sewer infrastructure proposed with the annexation is adequate for development of the property that is consistent with the requested RMF zoning.

Finding:

The requested zoning is in keeping with the character of the development in the area. It also provides for opportunities for additional development with suitable uses.

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

**Finding:**

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

- XII. Will the zoning encourage the most appropriate use of land throughout the municipality?
- The requested zoning is consistent with the Growth Policy.
  - The requested zoning is consistent with the prevailing land uses and zoning surrounding the property.
  - A healthy mix of land uses encourages growth and development in the community as a whole. The addition of RMF at this location will benefit not only the housing in Laurel but the need for support and other essential services.

**Finding:**

The requested zoning provides for the most appropriate use of land in the municipality. It also provides for a significant amount of flexibility for a mixture of uses as contemplated by the District Regulations.

**Conclusion:**

The petition for annexation into the City of Laurel with the initial zoning assignment of Laurel Multi-Family (RMF) appears to be consistent with the requirements of Part 46 Annexation and City Council Resolution R-08-22. Additionally, the annexation, extension of services, and initial zoning assignment in the best interest of both the City of Laurel and the Mr. Hull.

**RECOMMENDATION**

The Laurel – Yellowstone City County Planning Board recommend that the Laurel City Council adopt the Findings of Fact outlined in this Recommendation and approve the Annexation and Initial Zoning requested by Mr. Hall subject to the following:

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

Ronald and Marie Waller  
720 West 2<sup>nd</sup> Street  
Laurel, Mt 59044

RYKER RENTALS LLC  
412 WEST 12<sup>TH</sup> STREET  
LAUREL, MT 59044

THOMAS AND CLAUDIA STANTON  
45 N. FOUR COURNERS RD  
BRUSSETT, MT 59318

AUGUST LAHMAN  
107 8<sup>TH</sup> AVE  
LAUREL, MT 59044

SBC RENTALS  
P.O. BOX 387  
WILLSALL, MT 59086

JERALD ALLEN  
19 8<sup>TH</sup> AVE  
LAUREL, MT 59044

TOWN AND COUNTRY SUPPLY  
P.O. BOX 367  
LAUREL, MT 59044

PETER AND DORIS KRENELKA  
827 W. MAIN STREET  
LAUREL, MT 59044

MICHAEL HERMAN  
405 WEST 14<sup>TH</sup> STREET  
LAUREL, MT 59044

WARREN & MARCHETA BECKER  
P.O. BOX 579  
LAUREL, MT 59044

FLOYD THOMPSON  
852 W 14<sup>TH</sup> STREET  
LAUREL, MT 59044

LEE VAUGHAN  
836 W. 4<sup>TH</sup> STREET  
LAUREL, MT 59044

DENNIS AND TAMERA STORCK  
826 W 4<sup>TH</sup> STREET  
LAUREL, MT 59044

LAUREL DEPOT LLP  
4799 ECHO DRIVE  
HELENA, MT 59602

MAURICE AND SUSAN KAISER  
1318 MEADOW CIR.  
LAUREL, MT 59044

BOLLE FAMILY TRUST  
913 3<sup>RD</sup> AVE  
LAUREL, MT 59044

CHENNARC INC.  
915 LONGHORN CT.  
HARDIN, MT 59034

GREG LAUREL ENTERPISE GROUP  
2930 OLD HIGHWAY 10 W.  
LAUREL, MT 59044

KEATON MCGEE  
102 8<sup>TH</sup> AVE.  
LAUREL, MT 59044

LAUREL PROPERTIES LLC  
P.O. BOX 1162  
LAUREL, MT 59044

PEGGY WILLIAMS  
102 8<sup>TH</sup> AVE. APT D  
LAUREL, MT 59044

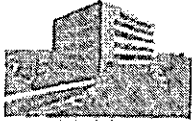
RICCI AND DIANNA FRANCIS  
102 8<sup>TH</sup> AVE. APT C  
LAUREL, MT 59044

MONNA RAE ADICKES  
102 8<sup>TH</sup> AVE APT B  
LAUREL, MT 59044

TERRY AND DAWN POWLESLAND  
102 8<sup>TH</sup> AVE. APT D  
LAUREL, MT 59044

CITY OF LAUREL  
P.O BOX 10  
LAUREL, MT 59044





# Yellowstone County, Montana

COMMUNICATIONS DEPARTMENT COUNTY CLERK'S OFFICE

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

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[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 ID: D02616

### Primary Party

Primary Owner Name: HULL, LANCE [Ownership History](#)

2021 Mailing Address: HULL, LANCE  
1009 DAVIS CIR  
LAUREL, MT 59044-3647

### Property Address:

Township: 02 S Range: 24 E Section: 08  
Certificate of Survey: 1642 AMD Parcel: A1  
Full Legal: S08, T02 S, R24 E, C.O.S. 1642 AMD, PARCEL A1, AMND LESS  
HERMAN ADD  
GeoCode: 03-0821-08-4-05-16-0000

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

### Property Assessment Information

Levy District: LAUREL OUTSIDE W/PLANNING

#### 2021 Assessed Value Summary

Assessed Land Value = \$ 59,755.00  
Assessed Building(s) Value = \$ 0.00  
Total Assessed Value = \$ 59,755.00

#### Assessed Value Detail Tax Year: 2021

Class Code	Amount
2101 - Tract Land = \$	59,755.00
Total = \$	59,755.00

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
<u>2000</u>	205.35 P	205.33 P	410.68
<u>2001</u>	205.88 P	205.88 P	411.76
<u>2002</u>	207.67 P	207.65 P	415.32
<u>2003</u>	221.64 P	221.62 P	443.26
<u>2004</u>	106.90 P	106.89 P	213.79



Yellowstone County Property Tax Information

<u>2005</u>	118.24 P	118.24 P	236.48
<u>2006</u>	122.30 P	122.28 P	244.58
<u>2007</u>	121.88 P	121.86 P	243.74
<u>2008</u>	116.22 P	116.20 P	232.42
<u>2009</u>	139.58 P	139.58 P	279.16
<u>2010</u>	0.00	50.00 P	50.00
<u>2010</u>	162.06.P	162.06 P	324.12
<u>2011</u>	169.50 P	169.47 P	338.97
<u>2012</u>	182.71 P	182.69 P	365.40
<u>2013</u>	50.00 P	0.00	50.00
<u>2013</u>	184.08 P	184.06 P	368.14
<u>2014</u>	183.82 P	183.80 P	367.62
<u>2015</u>	147.27 P	147.26 P	294.53
<u>2016</u>	149.70 P	149.69 P	299.39
<u>2017</u>	50.00 P	0.00	50.00
<u>2017</u>	181.55 P	181.54 P	363.09
<u>2018</u>	200.33 P	200.31 P	400.64
<u>2019</u>	184.82 P	184.80 P	369.62
<u>2020</u>	192.48 P	192.47 P	384.95

(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 - <a href="#">Vince Ricci (R)</a>	<b>Middle:</b> LAUREL
<b>Ward:</b> Outside City Limits	<b>Elem:</b> LAUREL
<b>Precinct:</b> 55.3	

**Zoning:** R200-Residential Tracts

[Click Here to view Billings](#)

[Regulations](#)

[Click Here to view Laurel](#)

[Regulations](#)

[Click Here to view Broadview](#)

[Regulations](#)

[Click Here to view Yellowstone](#)

[County Regulations](#)

School District Trustee Links

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

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

RECEIVED  
MAY 18 2022  
BY: CL

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

1. Only parcels of land adjacent to the City of Laurel municipal limits will be considered for annexation. "Adjacent to" also includes being across a public right of way. If the parcel to be annexed is smaller than one city block in size (2.06 acres), the city council must approve consideration of the request; the applicant must make a separate written request to the city council stating their wish to annex a parcel of land less than one city block in. Once the council approves the request, the applicant can apply for annexation.
2. Applicant landowner's name: Lance Hull  
Address: 1009 Davis Circle Laurel, MT 59044  
Phone: 406-208-5920
3. Parcel to be annexed: (If it is not surveyed or of public record, it must be of public record PRIOR to applying for annexation.)  
Legal description: S08, T02, R24E, G.D.S. 1642 AMD, Parcel A1 AMD LESS HERMAN ADD  
Lot size: 1 Acre  
Present use: Vacant  
Planned use: Multi Family Housing  
Present zoning: R7500 Requesting RMF  
(Land which is being annexed automatically becomes zoned R-7500 when it is officially annexed [City ordinance 17.12.220])
4. City services: The extension of needed city services shall be at the cost of the applicant after annexation by the city has been approved. As part of the application process, each of the following city services must be addressed with an explanation:

Water Service:

Location of existing main: NW Corner of 8<sup>th</sup> Ave + 1<sup>st</sup> ST W  
Cost of extension of approved service: \$20,000  
How cost determined: Rough Estimate from G+T Plumbing  
Timeframe for installation: 3 Weeks

Sewer Service:

Location of existing main: NW Corner of 8<sup>th</sup> Ave + 1<sup>st</sup> ST W  
Cost of extension of approved service: \$11,500  
How cost determined: Rough Estimate from G+T Plumbing

Timeframe for installation: 3 weeks  
How financed: Construction loan

Streets:

Is there any adjoining County ROW to the proposed annexation: No  
Location of existing paved access: 8<sup>th</sup> Ave + 1<sup>st</sup> St W  
Cost of paving: 104,000  
How cost determined: 400/linear foot  
Timeframe for construction: 18 Months

Other required improvements: Provide above information on attached pages.

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

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

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

RECEIVED  
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**AFFIDAVIT OF WAIVER OF PROTEST  
BEFORE THE CITY COUNCIL  
OF THE CITY OF LAUREL, MONTANA**

---

**FOR THE ANNEXATION OF THE HEREIN DESCRIBED PROPERTY AND CREATION OF  
ANY FUTURE SPECIAL IMPROVEMENT DISTRICT**

---

The undersigned hereby waives protest to the annexation of the property described below by the City of Laurel. Undersigned also waives their right to seek judicial review under M.C.A. § 7-2-4741 (2007), subsequent to the City's annexation of the below described property.

The undersigned hereby additionally waives protest to the creation of future Special Improvement District(s) created and/or formed for future street improvements including, but not limited to, paving, curb, gutter, sidewalk and storm drainage or any other lawful purpose.

This Affidavit is submitted pursuant to and as a part of the Annexation Agreement and future contemplated Subdivision Improvement Agreement (SIA) with the City of Laurel.

This Affidavit of Waiver shall run with the land and shall forever be binding upon the Grantee, their transferees, successors and assigns.

**LEGAL DESCRIPTION OF THE PROPERTY:**

"S08, T02, R24E, C.O.S. 1642 AMD, Parcel A1, AMND"

DATED this 3 day of May, 2022.

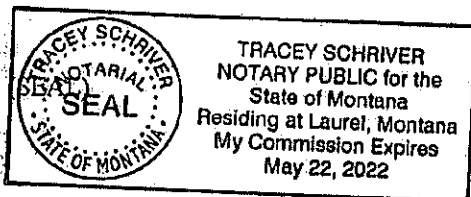
Lance Hull

Grantee Name  
(Company..)

STATE OF Montana )  
County of Yellowstone ) ss.

On this 3 day of May, 2022, personally appeared before me, Lance Hull proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to this instrument, and acknowledged the he/she/they executed the same.

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



Tracey Schriver  
Notary Public for the State of Montana  
Residing at: Laurel MT  
My Commission Expires: 5-22-2022

**AFFIDAVIT OF WAIVER OF PROTEST  
BEFORE THE CITY COUNCIL  
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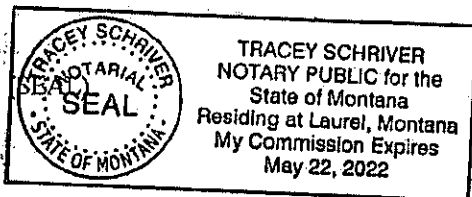
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[Signature]  
Notary Public for the State of Montana  
Residing at: Laurel MT  
My Commission Expires: 5-22-2022



**MINUTES  
CITY OF LAUREL  
CITY/COUNTY PLANNING BOARD  
WEDNESDAY, JUNE 15, 2022  
5:35 PM  
CITY 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.*

**1. Roll Call**

The Chair called the meeting to order at: 5:50pm

**Present:**

Jon Klasna  
Roger Giese  
Evan Bruce  
Dan Koch  
Judy Goldsby  
Kurt Markegard, Forrest Sanderson (City of Laurel)

**Absent:**

Gavin Williams  
Ron Benner

**Others**

Scott Hooper  
Gage Hull  
Richard Herr

**General Items**

**2. Meeting Minutes: May 18th, 2022**

Dan moved to accept the minutes of the May 18<sup>th</sup>, 2022, planning board meeting and Jon seconded the motion. All members voted aye.

**New Business**

**3. Sign Permit Review; On Target Outdoors**

Judy presented the application for sign permit and stated that all appeared to conform to the regulations. Evan questioned if there were signs on the building for the front and back. Judy answered that there were signs on both sides of the building.

John asked if there was going to be exterior lighting on the signs and the applicant answered that there would be exterior lights on the building illuminating the signs.

Evan moved to approve the On Target sign application and John seconded the motion. All members voted to approve the sign permit.

**4. Beehive Minor Subdivision- lift agriculture restrictions**



Judy introduced the subdivision application to the planning board and the lifting of the agriculture restrictions. Forrest informed the board that they should approve the subdivision with the five conditions as noted in the staff report. Forrest gave the background information on the property and the building of the storage units. Forrest told the board that the preliminary plat approve does not need a public hearing as it is the first minor subdivision of land. Forrest stated that as a first minor subdivision, park land dedication is also not required. Forrest asked for questions of the board, John asked Forrest how the storage units got built being on agricultural restrictions land. Forrest gave the board an explanation of how the property was identified as being in violation of the agriculture restrictions. A certificate of survey was submitted for an exempt boundary location and Forrest and Kurt identified the property as being agriculture restricted and the property was in violation of the agriculture restrictions. The applicant's agent Performance Engineering was informed, and they property owner is now going through the legal process to fix the issue. Forrest asked the board not to hold the violation against the property owner and to proceed with subdivision process.

Dan asked about fire protection and Forrest asked Taylor from Performance to answer that question.

Evan asked about affordable housing needs. Forrest indicated that the building of storage units is in alignment with affordable housing and the need to have storage units is needed to help affordable housing have locations to store items that will not fit at affordable housing locations.

Evan asked if it is in the flood plain and Forrest said it is not. Evan asked if the geotechnical plan been done. Forrest did not know if a geotechnical report had been completed before they built the storage units.

Taylor with Performance Engineering that lives at 608 North 29<sup>th</sup> Street in Billings Mt. Taylor gave a description of the property and their efforts to correct the violation. They DEQ has been contacted and they have gotten approval to move forward. The fire tank is not need as they are less than a three-lot subdivision and that is not needed for this subdivision.

Evan asked about the life span of the buildings. Taylor said 40 to 50 years if not longer.

Roger asked about the marijuana facility and Taylor said that the business in not on the subject property. In the future if they move the common boundary line that business's current lease would expire.

Judy asked if there was any further discussion and if not, she would accept a motion for approval. Roger moved to accept the preliminary plat of Beehive Subdivision and Jon seconded it. All board member voted to approve the motion.

##### 5. Public Hearing for Lance Hull annexation and zoning of Laurel Residential Multiple Family (RMF).

Judy read the introduction of the application for annexation. Forrest gave the board the background information on the land and read the staff report and the annexation process. The annexation must be in the best interests of the city and must meet the standards for public infrastructure. The findings of facts meet or exceeds the standards of annexation. An annexation agreement needs to be drafted. The subject property is vacant, and the zoning needs to be R7500 or greater. The property is identified in the Laurel growth policy as a area of growth. The annexation must meet the twelve points test for initial zoning. The recommendation from staff does meet the twelve-point test and staff recommends the initial zoning of RMF. The annexation agreement must be approved by the city council at a future meeting.

Forrest asked that the only objection to the annexation be read into the record. Judy read into the record the email that Kurt received from Monna Rae Adickes, 102 8<sup>th</sup> Ave Unit B, Laurel MT 59044. That email is attached to these minutes.

Forrest answered some of the concerns of the letter from Ms Adickes. The property will be RMF and anything available in that zoning would be allowed. The property use is not what is to be discussed this evening and anything is possible in the RMF regulations.

Forrest also addressed the floodplain issue and the property itself is not in the floodplain.

Jon asked Forrest for clarification on the property location. Forrest indicated the location and Kurt pulled it up on the tv screens to help identify the location.

Evan asked about the area around the property and the street locations. Kurt informed the board that the utilities have been stubbed to the west of 8<sup>th</sup> avenue.

Gage Hull spoke for his father and informed the board of his knowledge of the plans for the project and annexation.

Judy opened the public hearing and asked for proponents three times. Judy asked for opponents three times. Seeing no further discussion, Judy closed the public hearing.

Judy asked for a motion to send the annexation and initial zoning of RMF to the Laurel City Council. Evan made the motion and Jon seconded it. All board member voted to send it to the City Council as a recommendation for approval.

### **Old business**

There was none.

### **Announcements**

Kurt informed the board about vacancies on the board.

Kurt gave an update on the planner vacancy

Kurt also gave an update the building official vacancy.

Kurt and Forrest also gave the board the attempt to change state law to allow more living units on residential property that are meant for single family homes.

6. Next Meeting: July 20<sup>th</sup>, 2022

7. Motion to Adjourn

Dan made a motion to adjourn the meeting and Jon seconded it. The vote to adjourn was unanimously approve. The meeting was adjourned at 7:00 pm.

**From:** monna.rae.adickes@gmail.com  
**To:** Kurt Markegard  
**Subject:** Lance Hull Annexation  
**Date:** Sunday, June 12, 2022 2:53:15 PM

---

To Mr. Kurt Markegard, Director of Public Works and the Laurel Planning Board and Zoning Commission,

I am against the Annexation of this parcel of land to the City of Laurel.

I am in favor of the City of Laurel growing in manner in which serves the good of all Laurel residents.

For:

Laurel is growing and there is demand for affordable housing.

There is a high demand for entry level townhouses designated for the Senior population.

Against:

Developing land in a designated FEMA Flood Plain.

High-Density Housing: potential high crime and no place for the children to play.

Currently there are too many road approaches in such a short distance on 8<sup>th</sup> Ave, especially taking into consideration the traffic off of Old Highway 10

Questions that I have:

- Will 1<sup>st</sup> Street be the only access point to this project?
- Will there be a connection from 2<sup>nd</sup> Street also?
- Who will be responsible for the cost to extend 1<sup>st</sup> Street and all the infrastructure?
- **This area is in a FEMA Flood Zone.**
- What drainage has been considered for this parcel?
- What is the City's solution or proposal to eliminate the FEMA Flood Zone Classification from this area?
- How many units will be built on this 1-acre parcel?
- What type of housing will it be? Townhouses, condos, or mobile homes?
- Will the units be rentals, or will they be sold to individuals?
- If approved what will the zoning be?
- How will High Density zoning effect the value of neighboring properties?

Please place my name of record as being **AGAINST** the annexation of this parcel.

Monna Rae Adickes  
102 8<sup>th</sup> Ave Unit B  
Laurel MT 59044  
406-860-4284

**STAFF REPORT**  
**LANCE HULL**  
**Annexation and Initial Zoning**

**Applicant:**

Lance Hull  
1009 Davis Circle  
Laurel MT 59044

The Mr. Hull represents 100% of the land ownership. Annexation pursuant to §7-2-4601 et. seq. MCA. (Annexation by Petition).

**Request:**

Mr. Hull, representing 100% of the ownership of lands involved, has Petitioned the City of Laurel for Annexation of approximately 1.0 acres of property adjacent to the City of Laurel with an initial Zoning Designation of Laurel Multi-Family (RMF) for concurrent review.

The subject property is generally described as that portion of Section 8, Township 2 South, Range 24 East, P.M.M., Yellowstone County, Montana, on Certificate of Survey No. 1642 amended Parcel A1, Less Herman Addition. An annexation Exhibit, which is incorporated into this report by reference, has been submitted in support of the Petition and Requested Initial Zoning.

**Process:**

The annexation petition and requested initial zoning has been scheduled for consideration and a public hearing by the Laurel – Yellowstone City County Planning Board and Zoning Commission for 5:35 p.m. on Wednesday, June 15, 2022. Though not yet scheduled the matter could be considered by the Laurel City Council at a Work Session on July 5 and taken up as an action item on July 12, 2022.

**Analysis of the Request**

- The Mr. Hull represents 100% of the land ownership involved in the petition.
- The Laurel Growth Policy designates the property as a 'growth area' of the city.
- The current use of the property is vacant.
- The requested zone City Laurel Multi-Family (RMF) provides for a variety of uses and is consistent with the requirements of R-08-22 that lands embraced by the city be assigned R-7500 or greater.
- The subject property currently is presumed to be zoned County Residential Tracts or is un-zoned Yellowstone County.
- Part 46 annexation requires that the land use designation be 'consistent with the prevailing use of the property, consistent with the prevailing County Zoning Assignment, and/or consistent with the current growth policy'.

- In addition to the extension of urban scale services the City Zoning provides options for development that are not available to rural properties. These options include but are not limited to Planned Unit Developments
- The initial zoning must be considered under City Resolution R-08-22 (Annexation), the Laurel Municipal Code Title 17 (Zoning).
- The question of annexation and initial zoning must be heard by the Laurel – Yellowstone City County Planning Board and Zoning Commission.
- Is the requested annexation and initial zoning in the best interest of the City and Citizens of the City of Laurel.
- The property is situated such that street rights-of-way will need to be dedicated to the City on the northern and southern property lines. The dedication of the northern segment will need to be coordinated with the developer of that tract.

#### Findings:

- ✓ The subject property is adjacent to the City of Laurel.
- ✓ The City Council is not required to submit the question of annexation to the qualified electors of the area to be annexed as the petition is signed by 100% of the owners.
- ✓ The city may annex the property as 100% of the ownership of same has petitioned the city for annexation.
- ✓ The driver for the annexation request is the desire of Mr. Hull to construct a Residential a Multi-Family complex on the property. The only way the development plan works is to extend the City water and sewer systems to the proposed development.
- ✓ The subject property was included as 'future growth area' in the Growth Policy adopted by the City of Laurel. Additionally, the property has been identified on the Laurel Future Land Use Map portion of the Growth Policy as Multi-Family. As such, the requested zoning is consistent with the Laurel Growth Policy.
- ✓ The proposed assignment of RMF meets all the statutory requirements of Part 46 annexation and zoning assignment.
- ✓ The Laurel RMF Zone is listed along with other Residential land use assignments and is therefore determined to be a "greater than" R-7500 classification.
- ✓ The extension of city services will be at the owner's expense (R-08-22) and in accordance with the Annexation Agreement as approved by the City Council. .
- ✓ The City Zoning provides options for development that are not available to rural properties. These options include but are not limited to Planned Unit Developments. These options and the exactions of infrastructure are most beneficial to the Owner, the City of Laurel, and all surrounding properties in conjunction with the proposed development of the property in the future.
- ✓ The city has the ability to provide services to the property both existing and proposed.

## **12 Point Test for Zoning:**

- I. Is the zoning in accordance with the growth policy;
- The proposed zoning is consistent with the prevailing County zoning on the property.
  - The Growth Policy identifies all of the property proposed for annexation as Multi-Family.
  - Resolution R-08-22 requires zoning assignment at annexation at R-7500 or greater.
  - The Residential Multi-Family Zone meets the definition as 'greater than' R-7500.

**Finding:**

The requested zoning is in accordance with the Growth Policy.

- II. Is the zoning designed to lessen congestion in the streets;
- The proposed zoning is consistent with the prevailing County zoning on the property.
  - The proposed zoning along with the annexation agreement will allow development of the property consistent with surrounding uses of property.
  - Proposed development that would potentially impact roads and streets would require a traffic impact analysis and associated improvements.

**Finding:**

The requested zoning will not have a material impact on congestion in the streets.

- III. Is the zoning designed to secure safety from fire, panic, and other dangers;
- The proposed zoning is consistent with the prevailing County zoning on the property.
  - The Growth Policy identifies the property as Multi-Family.
  - Multi-Family development must be constructed in accordance with the prevailing International Code Council standards.
  - Adequate public infrastructure exists or can be readily extended/expanded to serve the development at RMF densities.

**Finding:**

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

- IV. Is the zoning designed to promote health and the general welfare;
- The proposed zoning is consistent with the prevailing County zoning on the property.
  - The Growth Policy identifies the property as Multi-Family as a future land use.
  - The connection of the facilities and properties at the time of development to the Laurel municipal water and wastewater systems will have positive impacts to public health and general welfare.

**Finding:**

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

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

**Finding:**

The requested zoning will provide adequate light and air.

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

**Finding:**

The proposed zoning will prevent the overcrowding of land.

- VII. Is the zoning designed to avoid undue concentration of population;
- The existing zoning imposes building setbacks, height limits, limits on the number of buildings on a single parcel, and reasonable area limits on new development.
  - The RMF proposal, has density and development controls that are designed to prevent the overcrowding of land.
  - The subject property is large enough to provide adequate separation from surrounding uses.

**Finding:**

The proposed zoning will prevent the undue concentration of population.

- VIII. Is the zoning designed to facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements;
- The requested zoning, without some overlay or modification, will not necessitate the installation of new or additional infrastructure.
  - It is anticipated that a significant portion of the property being annexed will be further developed. It is at that point the additional infrastructure as well as capacities will be evaluated.
  - Some of the public duties, such as police, will shift from Yellowstone County to the City of Laurel but the net effect is minimal.

**Finding:**

The requested zoning will facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements. Additionally, as the uses of the property change and the intensity of development changes, the city will be able to plan for and be prepared for the anticipated increased demands on their public systems.

- IX. Does the zoning give reasonable consideration to the character of the district and its peculiar suitability for particular uses;
- The requested zoning is consistent with the Growth Policy.
  - The property is compatible with surrounding development which is, for the most part, multi-family or commercial.
  - The water and sewer infrastructure proposed with the annexation is adequate for the intended use of the property.

**Finding:**

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

- X. Does the zoning give reasonable consideration to the peculiar suitability of the property for its particular uses;
- The requested zoning is consistent with the Growth Policy.
  - The property is compatible with surrounding development which is, for the most part, multi-family or commercial.

- The water and sewer infrastructure proposed with the annexation is adequate for development of the property that is consistent with the requested RMF zoning.

**Finding:**

The requested zoning is in keeping with the character of the development in the area. It also provides for opportunities for additional development with suitable uses.

**XI. Will the zoning conserve the value of buildings;**

- The extension and availability of public water and sewer resultant from annexation and initial zoning will add value to buildings as the proposed use is substantially similar to or complementary to surrounding buildings and uses.
- The requested zoning is consistent with the Growth Policy.
- The proposed zoning is a logical transition/replacement of County for City, it is not anticipated that there would be any adverse effect on the value of surrounding buildings or lands.

**Finding:**

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

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

- The requested zoning is consistent with the Growth Policy.
- The requested zoning is consistent with the prevailing land uses and zoning surrounding the property.
- A healthy mix of land uses encourages growth and development in the community as a whole. The addition of RMF at this location will benefit not only the housing in Laurel but the need for support and other essential services.

**Finding:**

The requested zoning provides for the most appropriate use of land in the municipality. It also provides for a significant amount of flexibility for a mixture of uses as contemplated by the District Regulations.

**Conclusion:**

The petition for annexation into the City of Laurel with the initial zoning assignment of Laurel Multi-Family (RMF) appears to be consistent with the requirements of Part 46 Annexation and City Council Resolution R-08-22. Additionally, the annexation, extension of services, and initial zoning assignment in the best interest of both the City of Laurel and the Mr. Hull.



## PUBLIC HEARING NOTICE

### **Lance Hull Annexation:**

The Laurel City Council will conduct a public hearing at 5:35 p.m., or as soon as practicable thereafter, on Tuesday, August 9, 2022, in the City Council Chambers of Laurel City Hall (115 West 1<sup>st</sup> Street, Laurel Montana) on a request submitted by Lance Hull. Mr. Hull, representing 100% of the ownership of lands involved, has Petitioned the City of Laurel for Annexation of approximately 1.0 acre of property adjacent to the City of Laurel with an Initial Zoning Designation of Laurel Residential Multi-Family (RMF) for concurrent review.

The subject property is generally described as that portion of Section 8, Township 2 South, Range 24 East, P.M.M., Yellowstone County, Montana, on Certificate of Survey No. 1642 amended Parcel A1 Less Herman Addition. An annexation Exhibit has been submitted in support of the Petition and Requested Initial Zoning. All documents related to this petition/request are available for inspection in the Office of the Laurel Planner, 115 West 1<sup>st</sup> Street, during regular business hours.

The City Council will consider the recommendation of the Planning Board and Zoning Commission in addition to requirements of City Resolution R-08-22 (City Annexation Policy), the processes and considerations afforded under 7-2-4601 et. seq. MCA (Annexation by Petition) and 76-2-301 et. seq. MCA (Municipal Zoning), the benefits to the City of Laurel, and the appropriateness of the requested initial Zoning Designation. In particular the City Council must consider the current Laurel Growth Policy, the prevailing use of the subject property, and existing County Zoning, if any. Following the Public Hearing, the City Council may make a decision regarding the Petition for Annexation as well as the Requested Initial Zoning Designation.

Questions concerning this request should be directed to Kurt Markegard, Director of Public Works by phone (406) 628-4796 or electronically at [kmarkegard@laurel.mt.gov](mailto:kmarkegard@laurel.mt.gov). Written/e-mailed comments will be accepted until 5:00 p.m. MST on Tuesday, August 2, 2022 and can be submitted in person, by mail or electronically to the following addresses:

Laurel Public Works Department  
Attn. Kurt Markegard (Lance Hull Annexation)  
115 West 1<sup>st</sup> Street  
Laurel MT 59044

E-mail:

[kmarkegard@laurel.mt.gov](mailto:kmarkegard@laurel.mt.gov) Be sure to include "Lance Hull Annexation" in the Subject Line!

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

Publish July 22, 2022 and July 29, 2022.