

**RESOLUTION NO. R24-87**

**RESOLUTION OF THE CITY COUNCIL APPROVING AN APPLICATION FOR SPECIAL REVIEW FOR A BUSINESS TO BE CALLED “THE BOARD OF TRADE” AUTHORIZING THE ONSITE SALE AND CONSUMPTION OF ALCOHOL ON PREMISES, WITHIN AN EXISTING STRUCTURE LOCATED AT 117 ½ EAST MAIN STREET, CITY OF LAUREL**

WHEREAS, The Board of Trade (hereinafter “Applicant”), submitted a Special Review Application for the property located at 117 ½ East Main Street, Laurel MT 59044, which is currently zoned within the Laurel Central Business Zoning District (hereinafter “CBZD”) within the City of Laurel; and

WHEREAS, the Applicant seeks to provide for the sale and consumption of alcohol on its premises, within an existing structure located at 117 ½ East Main Street, Laurel MT 59044, to be known as The Board of Trade, more particularly described as Allard Subdivision, Lots 9 and 10, Block 27, Section 9, T. 2 S., R. 24 E., P.M.M., City of Laurel, Yellowstone County, Montana;

WHEREAS, the Applicant seeks such Special Review pursuant to and anticipating its purchase and transfer of an All-Beverage Liquor License presently held by Sonny O’Day, Inc. with the State of 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) considered this matter on September 18, 2024 and 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. 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.
3. The operation of the business at the site shall not constitute a nuisance.

4. 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.
5. 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 18<sup>th</sup> day of September, 2024, with the Zoning Commission;

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 of the Zoning Commission, 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 provide for the sale and consumption of alcohol on its premises, located at 117 ½ East Main Street, 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 8<sup>th</sup> day of October, 2024, by Council Member Canape.

PASSED and APPROVED by the City Council of the City of Laurel the 8<sup>th</sup> day of October, 2024.

APPROVED by the Mayor the 8<sup>th</sup> day of October, 2024.



CITY OF LAUREL

*Heidi Spawrs for*  
Dave Waggoner, Mayor

ATTEST:

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

APPROVED AS TO FORM:

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

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



Laurel Zoning Commission

September 25, 2024

Laurel City Council

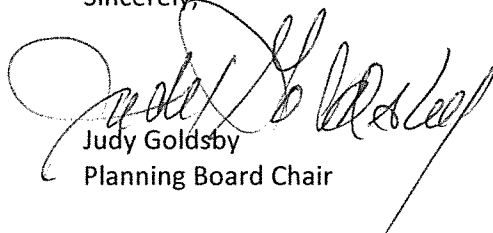
Re; Onsite Consumption of Alcohol at 117 ½ East Main Street for "Board of Trade".

Dear City Council Members,

The Laurel/Yellowstone City-County Planning Board acting as the City's zoning commission held a public hearing to consider the special review for the on-site sale and consumption of alcohol at 117 ½ East Main Street for a business to be called "Board of Trade" on September 18, 2024. The public hearing had one proponent and no opponents and after the public hearing closed, the zoning commission considered the request and had no concerns about recommending to the City Council to approve the special review. This location has been used since the 1930's as a bar and was only up for a zoning review as the liquor license recently left this location. A new building owner is looking to reopen the bar and was subject to the special review criteria in Laurel's zoning ordinance.

The zoning commission hereby recommends approving the special review and it is not recommended to hold another public hearing as all property owners within 300 feet were noticed about the request and there were no objections.

Sincerely,



Judy Goldsby  
Planning Board Chair

# MONTANA HISTORIC PROPERTY RECORD

For the Montana National Register of Historic Places Program and State Antiquities Database

Montana State Historic Preservation Office

Montana Historical Society

PO Box 201202, 1410 8<sup>th</sup> Ave

Helena, MT 59620-1202

Property Address: **117-117 ½ East Main Street**

Historic Address (if applicable):

City/Town: **Laurel, MT**

Site Number: **24 YL 1768**

(An historic district number may also apply.)

County: **Yellowstone**

Historic Name: **Board of Trade Bar**

Original Owner(s): **Laurel Realty Company**

Current Ownership  Private  Public

Current Property Name: **Marilyn's Paint & Decor/Board of Trade Bar**

Owner(s): **117 Properties, LLP**

Owner Address: **PO Box 39  
Laurel, MT**

Phone:

Legal Location

PM: **Montana** Township: **2S** Range: **24E**

**SW ¼ SW ¼ SE ¼** of Section: **9**

Lot(s): **2**

Block(s): **1**

Addition: **Laurel Realty Subdivision**

Year of Addition: **1906**

USGS Quad Name: **LAUREL, MONT** Year: **1956/69**

Historic Use: **Movie Theater, Billiard Hall, Grocery**

Current Use: **Flower Shop, Bar**

Construction Date: **1908**  Estimated  Actual

Original Location  Moved Date Moved:

UTM Reference [www.nris.mt.gov/topofinder2](http://www.nris.mt.gov/topofinder2)

NAD 27 (preferred)  NAD 83

Zone: **12** Easting: **673664** Northing: **5059760**

National Register of Historic Places

NRHP Listing Date:

Historic District:

NRHP Eligible:  Yes  No

Date of this document: **September 30, 2009**

Form Prepared by: **Sara Adamson and Jecyn Bremer**

Address: **PO Box 1493, Wilson, WY 83014**

Daytime Phone: **307 690 4768**

MT SHPO USE ONLY

Eligible for NRHP:  yes  no

Criteria:  A  B  C  D

Date:

Evaluator:

Comments:

# MONTANA HISTORIC PROPERTY RECORD

PAGE 2

Property Name: 117-117 ½ East Main Street

Site Number: 24 YL 1768

## ARCHITECTURAL DESCRIPTION

See Additional Information Page

Architectural Style: **Western Commercial** If Other, specify:

Property Type: **Commerce** Specific Property Type:

Architect: Architectural Firm/City/State:

Builder/Contractor: Company/City/State:

Source of Information:

Concisely, accurately, and completely describe the property and alterations with dates. Number the buildings and features to correlate with the Site Map.

### Description

This one-story, frame, rectangular, false-front commercial building has a flat roof and concrete foundation. The building was divided into two commercial spaces some time after 1944. At some point after 1947, the western commercial space was connected with the space in the adjoining building, 115 East Main Street by perforating the shared wall.

The south façade is clad in vertical metal siding above its full-width, metal awning. Below the awning the western storefront is clad in modern, vertical-grooved, composite siding, and has a recessed entry with a single, metal and glass entry door, flanked by single-light, fixed, wood windows. The eastern storefront has been infilled with red brick with a flush entry with a three-panel, wood door, and small fixed, single-light, horizontal metal windows.

The north façade is clad in brick-patterned asphalt sheeting, with a full-width, shed-roof, metal awning, and a small front-gabled, concrete block addition with a concrete pad and asphalt shingle roof.

East facing side façade adjoins 119 East Main Street.

West side façade adjoins 115 East Main Street and has a stepped parapet.

There is one, small, modern, plywood-sided, front-gabled, storage shed immediately to the north of the building with an asphalt shingle roof and no foundation.

### Setting

Commercial street front setting with one mature deciduous street tree. The rear of the building faces a gravel parking area and alley.

# MONTANA HISTORIC PROPERTY RECORD

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Property Name: 117-117 ½ East Main Street

Site Number: 24 YL 1768

## HISTORY OF PROPERTY

See Additional Information Page

The Laurel Realty Company, which platted this addition, owned this lot originally, and sold it to Tim Reardon in 1907. Reardon was an Irish immigrant who came to the United States at age five, grew up in Joliet, Montana, and was a section foreman for the Northern Pacific Railroad. In 1908, the building was photographed, and had a simple, frame false-front with a large, open, porch-like, recessed storefront. By 1912, this building was a movie theater. By 1914, the lot was owned by Edward and Nellie Hannar, who conveyed the lot to the Laurel State Bank that year. Edward Hannar was a builder and contractor who did very well in the building boom in Laurel after arriving in 1906. The bank sold it several months later to John and Nina Struck, who owned it for one year, before transferring ownership for several months to A. B. Bassett, and taking ownership again four months later in 1916. Several early photographs of this building, one dated 1918, show it had a recessed, angled theater entrance below an arched opening in the façade. By 1920 it was a billiards hall and by 1921, the façade had been converted into a squared-off storefront with a single entrance. The Strucks owned the property until 1919, selling it to Elroy Westbrook, the eldest son of Walter Westbrook, one of the most influential founding members of the Laurel community. Elroy Westbrook was later President of the short-lived American Bank of Laurel, as well as President of Midland National Bank of Billings. Westbrook immediately sold it to Leone Mazzanti, an attorney, and his wife Veronica. The Mazzantis owned it until 1925, when they sold it to Producers Ranch Company, which quitclaimed the lot to Realty Finance and Securities in 1931, the third year of the Great Depression. That company quitclaimed the property to Joseph McClellan, of Billings, who held the lot until 1944, when Chester and Edna Biffle, of Laurel, bought it. The building housed the Laurel Safeway store from 1929 through the 1930s, until it moved several doors down some time before 1937. The Board of Trade Bar was located here by 1940, and the liquor license for the bar business dates to 1937. The Biffles bought the adjoining building at 115 East Main Street in 1947. The Biffles owned the two buildings until 1965, when they sold them to George and Betty Peters. Some time after 1944 and before 1958, this building was divided into two commercial spaces, with resulting alterations to the storefront at the same time. By 1958, the Board of Trade Bar occupied the western half of the building, and a café the eastern half (the bar space today is in the eastern half). At some point, the wall connecting the building to 115 East Main Street was perforated, connecting the western commercial space in 117 East Main with 115 East Main Street. (Deeds; Johnston; 108, 173, 440, 594-95, 714; 1912, 1920, 1944 Sanborn Maps; Photos, Laurel Chamber; City Directories, 1925, 1930, 1932, 1937, 1958; Frickel)

## INFORMATION SOURCES/BIBLIOGRAPHY

See Additional Information Page

1912, 1920, 1944 Sanborn Maps.

City Directory, 1925, 1930, 1932, 1937, 1958.

Deeds, researched by First Montana Title in Billings, MT, files now with the Laurel City Planner.

Frickel, Linda. Conversation with Sara Adamson. December 2010.

Historic Photos, Laurel Chamber of Commerce.

Johnston, Elsie. *Laurel's Story, A Montana Heritage*. Laurel, MT: Frontier Press & Artcraft Printers, 1979.

# MONTANA HISTORIC PROPERTY RECORD

PAGE 4

Property Name: 117-117 ½ East Main Street

Site Number: 24 YL 1768

## NATIONAL REGISTER OF HISTORIC PLACES

NRHP Listing Date:

NRHP Eligibility:  Yes  No  Individually  Contributing to Historic District  Noncontributing to Historic District

NRHP Criteria:  A  B  C  D

Area of Significance: **Commerce** Period of Significance: **1908-1960**

## STATEMENT OF SIGNIFICANCE

See Additional Information Page

This modest commercial building is significant as one of Laurel's few surviving examples of the Western false-front style of architecture and as a commercial building from the first decade of significant development in Laurel (1900-1910).

While the completion of the Northern Pacific Railroad in 1883 had been the impetus for Laurel's initial establishment, and the construction of the Rocky Fork Railroad had determined its location at the intersection of the two lines, it was not until the Northern Pacific, Great Northern, and the Chicago, Burlington, and Quincy Railroads made their junction in Laurel in 1906, that the town grew rapidly. By 1910, the population of Laurel had grown from 368 in 1900, to 806, and the downtown area expanded rapidly, providing services to the growing population. This building, constructed c. 1908, was one of the first buildings built in Laurel's boom years.

The building is also significant as an example of Western, false-front architecture. As a boomtown destined to continue to grow, not bust, thanks to the railroad, Laurel's buildings were generally constructed to be permanent, not hastily-constructed, boomtown false-fronts like this one. Several destructive fires, starting in 1907, had inspired residents to build out of masonry, and many of the Laurel downtown commercial buildings are brick. This one is exceptional.

This building is eligible to the National Register under Criteria A and C.

## INTEGRITY (location, design, setting, materials, workmanship, feeling, association)

See Additional Information Page

Like nearly every other commercial building in downtown Laurel, this building's storefront windows and entrance have been updated and altered from their historic appearance. The remaining architectural details of the primary façade are largely unchanged, however, and the building retains sufficient integrity to be eligible to the National Register as a contributing resource in a historic district.



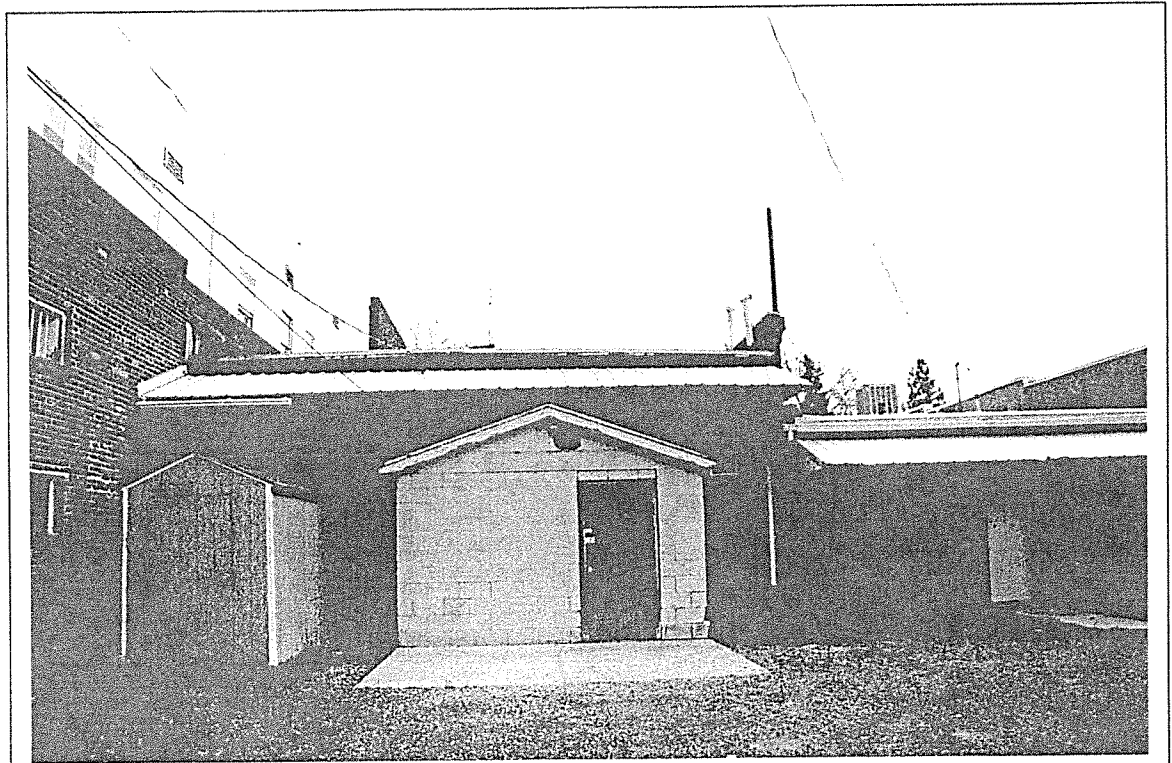
MONTANA HISTORIC PROPERTY RECORD  
PHOTOGRAPHS

Property Name: 117-117 1/2 East Main Street

Site Number: 24 YL 1768

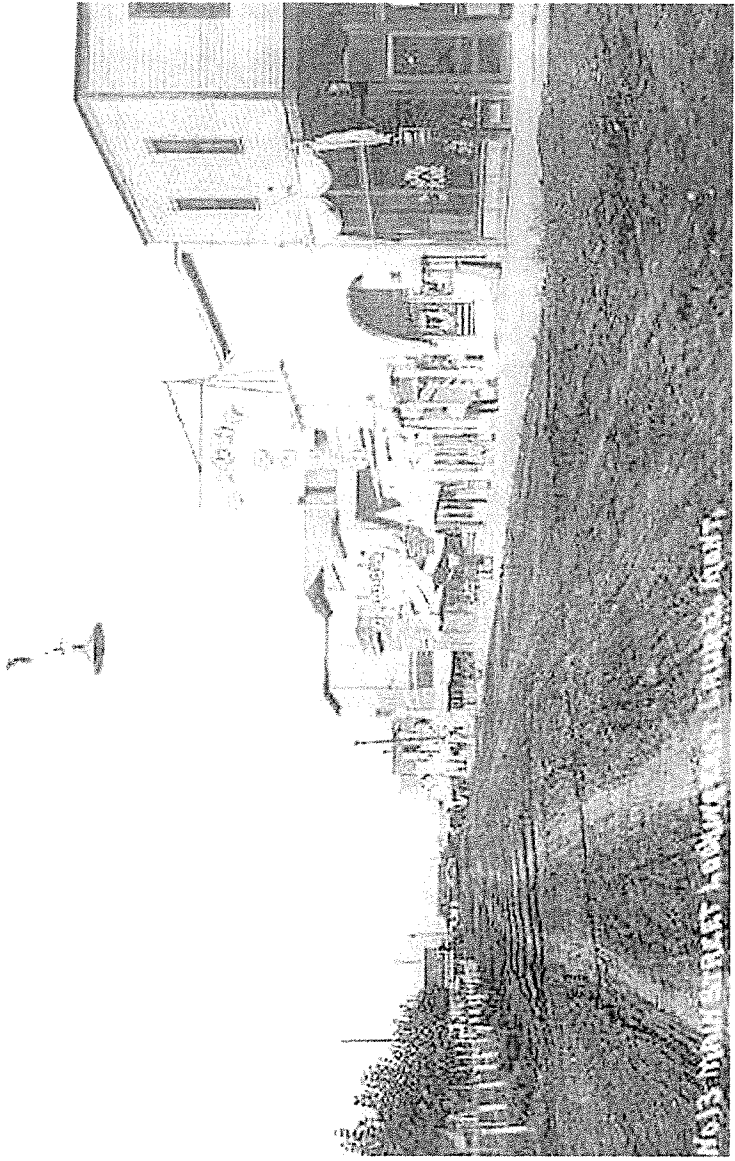


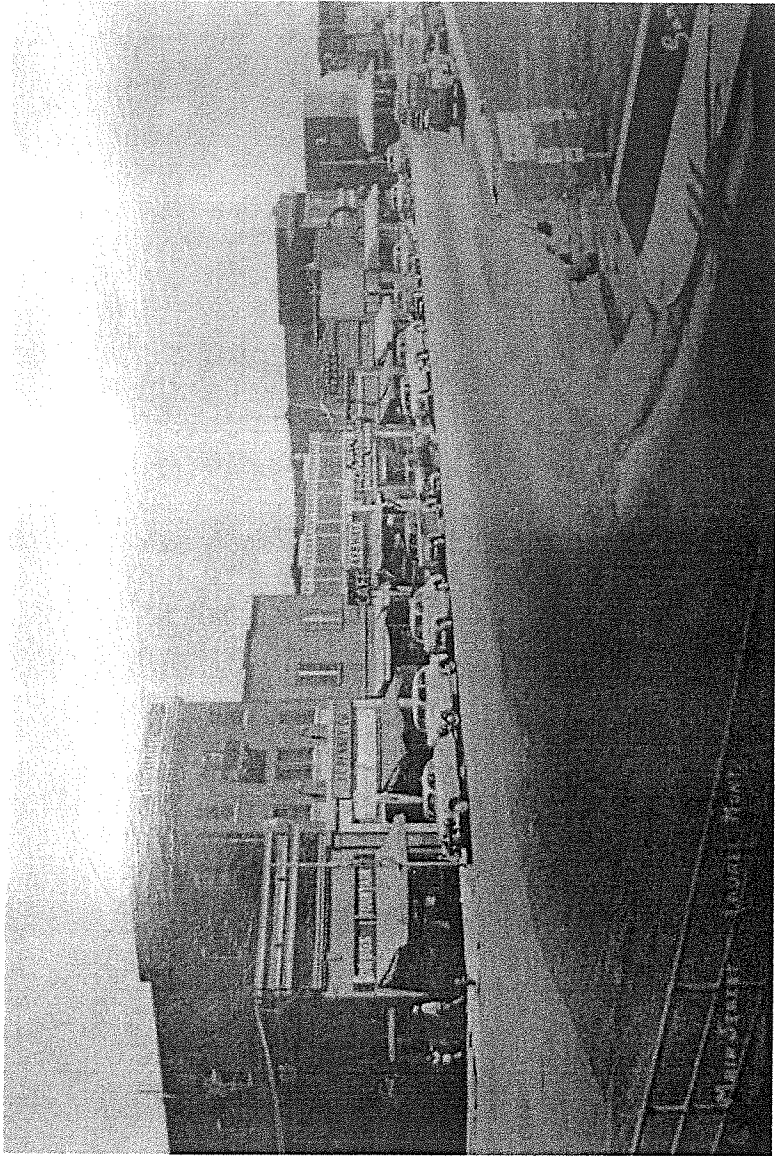
Roll #  
Frame #  
Feature #  
Facing: **Northeast**  
Description: **South façade**

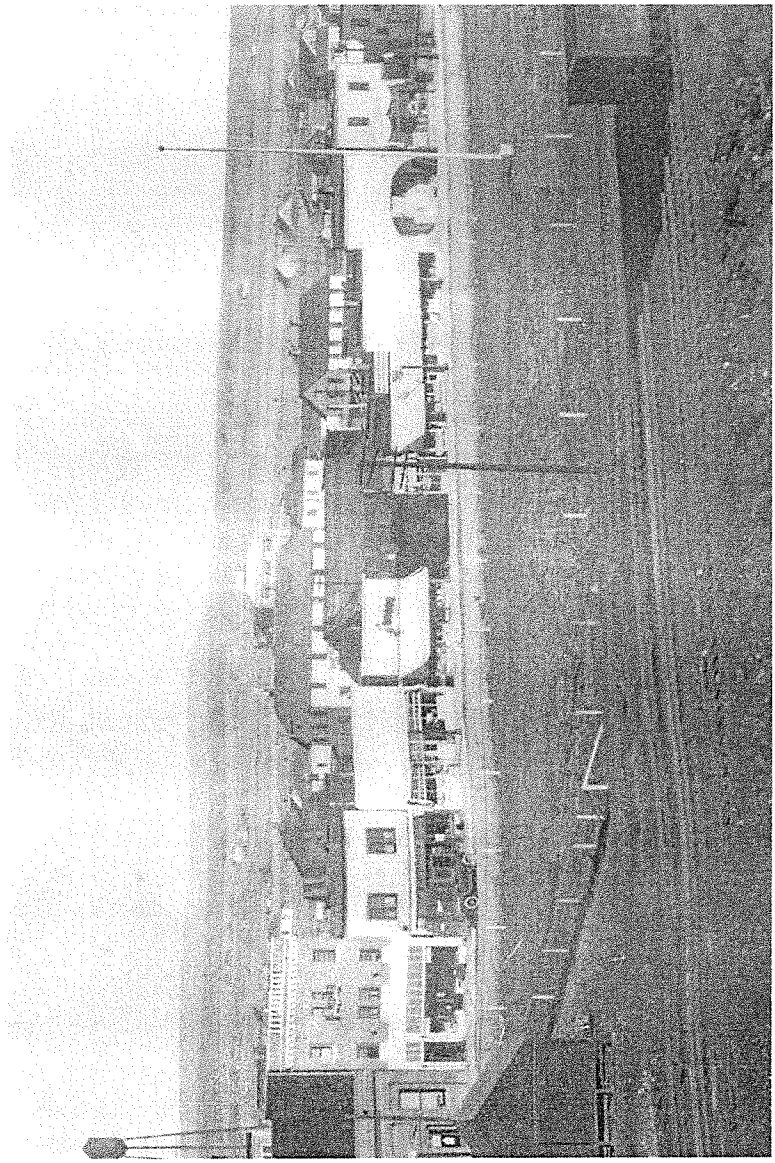


Roll #  
Frame #  
Feature #  
Facing: **South**  
Description: **North façade**









**BOARD OF TRADE BAR AND CASINO  
FLOOR PLAN**

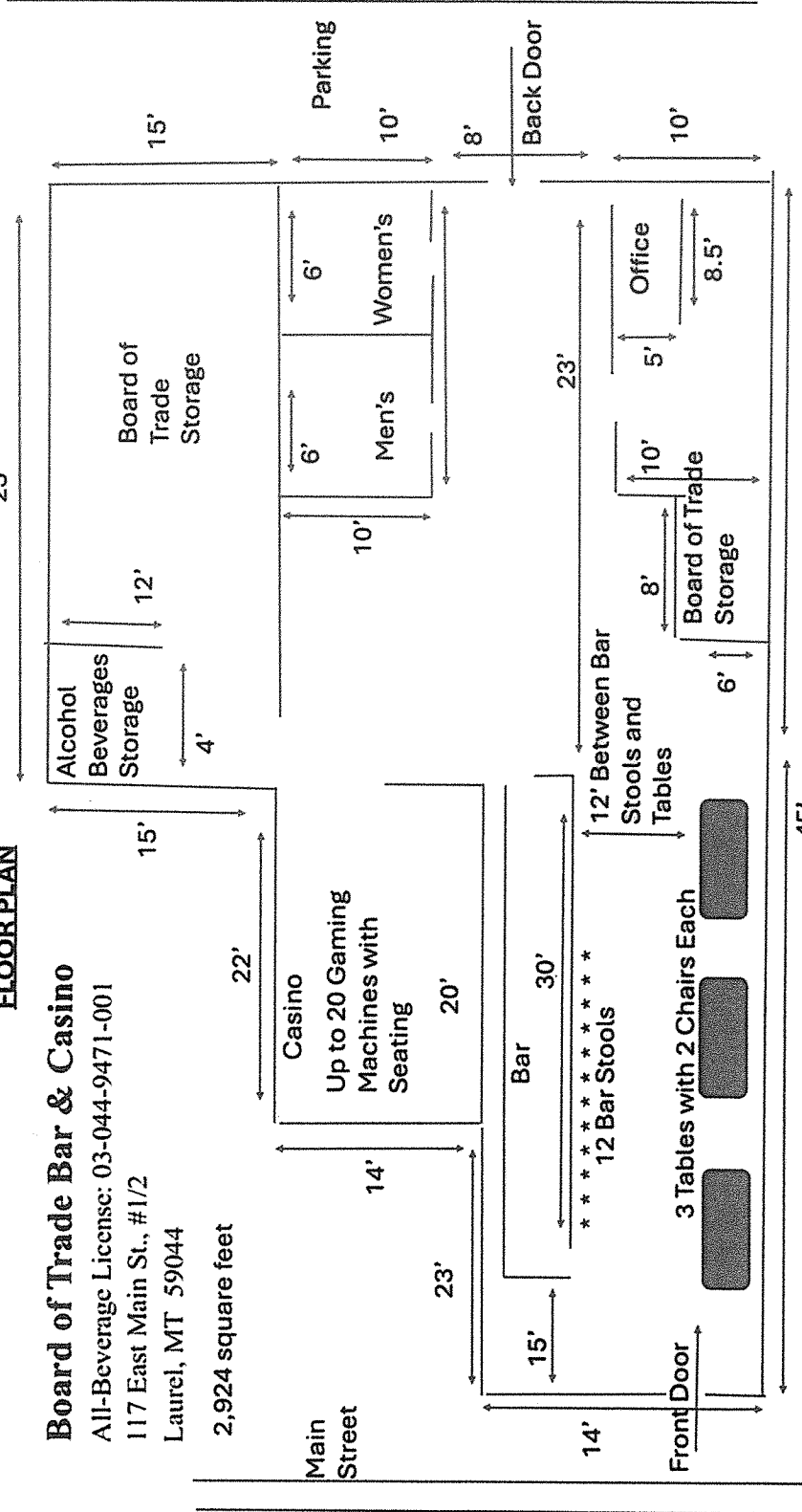
**Board of Trade Bar & Casino**

All-Beverage License: 03-044-9471-001

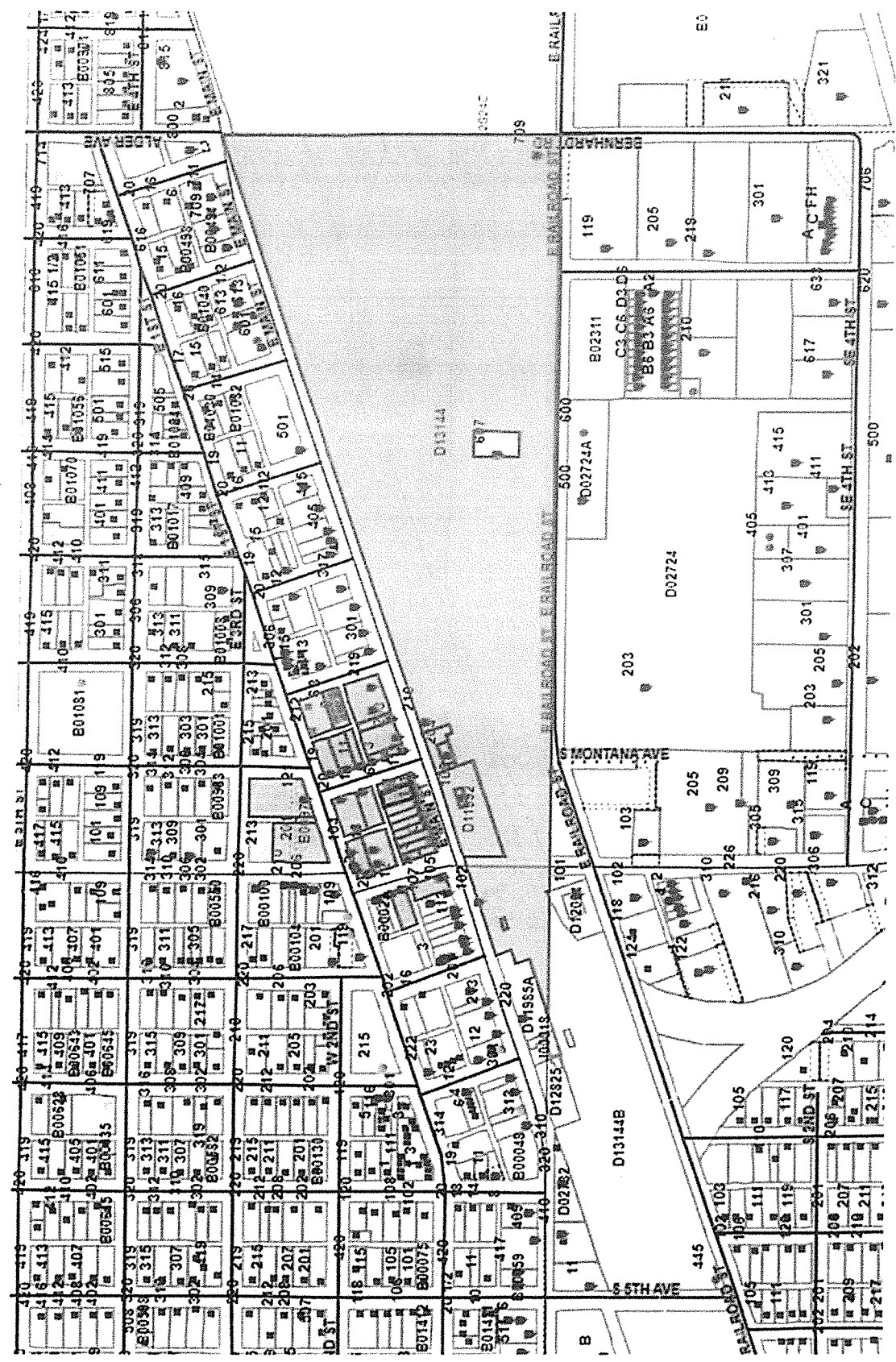
117 East Main St., #1/2

Laurel, MT 59044

2,924 square feet



[ ] = Lot



## PUBLIC HEARING NOTICE

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

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

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

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

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

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

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

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



Wold, Inc  
2938 Arnold Palmer Drive  
Billings, MT 59106

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

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

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

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

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

Shawn & Amy Mullaney  
1629 Cove Lane  
Laurel, MT 59044

103EM LLC  
4826 Eloika Rd  
Chattaroy, WA 99003

Cant Touch This LLC  
3642 Custer Ave  
Billings, MT 59102

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

FBGM Holdings LLC  
302 4<sup>th</sup> Avenue  
Laurel, MT 59044

Lazy 8 Properties LLC  
233 27<sup>th</sup> Avenue West  
Laurel, MT 59044

Uniquities LLC  
3085 US Highway 310  
Bridger, MT 59014

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

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

Qwest Corporation  
700 W. Mineral Ave  
Littleton CO, 80120

Jerome & Hazel Klein  
411 W. 14<sup>th</sup> Street  
Laurel, MT 59044

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

Maack Properties LLP  
2685 Ranch Trail Rd  
Laurel, MT 59044

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

Loef Properties LLC  
902 10<sup>th</sup> Avenue  
Laurel, MT 59044

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

Prometheus Land LLC  
1704 N. 2<sup>nd</sup> Rd  
Huntley, MT 59037

RFD Properties LLC  
2639 Saint Johns Avenue  
Billings, MT 59104

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

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

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

Tamsen & Paul Kober  
11 Montana Avenue  
Laurel, MT 59044

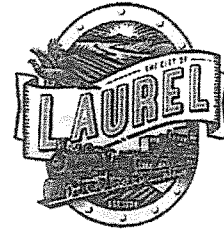
International Church of the  
201 1<sup>st</sup> Avenue  
Laurel, MT 59044

Glacier Bank  
49 Common Loop  
Kalispell, MT 59901

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: Chad Page

Legal Description: \_\_\_\_\_

General Address: 117 1/2 East main Laurel MT

Owner of Tract: 406 LLC

Mailing Address: 201 East main Laurel MT

Phone Number: 406-861-9987

Email Address: Chad Page 1982@yahoo.com

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

Timeline for development:  
ASAP

### Attachments:

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

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

Justification letter describing the special review requested and reasoning

Map of all properties within 300 feet of the property

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

Special Review fee as per Laurel Schedule of Fees

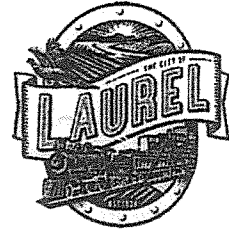
Applicant Signature: [Handwritten Signature]

Date: aug/28/2024

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

## Instructions for Special Review Applications

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

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

August 29, 2024

To Whom it May Concern:

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

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

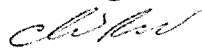
Because heritage and long-standing traditions are important in Laurel, we seek timely approval of this Special Request, to ensure that Sonny O'Day's historic All-Beverage license remains in Laurel, where Sonny and his wife, Carra, a much-beloved grade-school teacher, raised their family and lived for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

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

which you are in receipt of the last needed document.

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

Best regards,



Chad Page

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

Shelley Van Atta

Owner, Sonny O'Day, Inc.