MINUTES
CITY OF LAUREL
CITY/COUNTY PLANNING BOARD
WEDNESDAY, OCTOBER 15, 2025

A City/County Planning board meeting was held in Council Chambers and called to order by County chair Judy Goldsby at 6:00 pm on October 15, 2025.

Board Members Present:

_X_ Tom Canape	___ Richard Herr	__ Paul Thomae
_X_ Ron Benner	_X_ Richard Klose	
_X_ Judy Goldsby	_X_ Jonathan Klasna	

Others Present:

Amber Hatton, Deputy Clerk Treasurer
Forrest Sanderson – Contract Planner
Meggie Hook – Essex Surveying
James Papez – Papez Development Services LLC

Public Input: *Citizens may address the committee regarding any item of business that is not on the agenda. The duration for an individual speaking under Public Input is limited to three minutes. While all comments are welcome, the committee will not take action on any item not on the agenda.*
Disclosure of Ex Parte Communication - None
Public Hearing - NONE

General Items

New Business

1. Fox Farm Subdivision should be Fox Field Subdivision

Forrest introduced the application for Fox Field Subdivision located at 4910 Lori Rae Lane, Park City MT.
The board questioned whether each lot would have its own well and septic system. Forrest referred the question to James (JW) Papez with Papez Development Service, the engineer on the project. He prepared all the sanitation documents submitted to DEQ to lift the sanitary restrictions off the subdivision. The existing residents will retain the existing individual well and individual drain field and the 2 newly created residential lots will have a shared well and shared drain field system. DEQ has issued the approval which is an important part of that. DEQ will be recorded once the platt is recorded. James also made board aware that correct title for this project is Fox Field Subdivision.

The board also questioned if there would be 2 accesses into the subdivision. James Papez indicated that prior to the development of subdivision there was an access easement already in place so that would remain unchanged for the access of that property. The cul-de-sac that we would put that would allow for access to the existing residents to the property over the bridge, you can have up to 2 access per drive approach so that would considered 1 drive approach for existing residents of the property over the bridge and the 2 new created lots will have shared access and the remainder 22 acres lot will have their own access of the cul-de-sac as well. The bridge is considered private property and would remain outside the bound of what is being plated on this subdivision. The public section would end at the cul-de-sac.

The board had no further questions.

The recommendation to the board of commission is for approval of the Fox Field Subdivision subject to the proposed conditions in the staff report. Motion is made for approval by Jon Klasna and seconded by Richard Klose. Motion passes 5/0.

Forrest confirmed there is no other new business.

Old Business

Other Items

Announcements

2. Next Meeting: November 19, 2025.

3. Forrest announced we are coming up with the end of term contract for engineering and planning services which is currently held by KLJ engineering, Forrest wasn't sure what CAO, Kurt Markegard's plan is in terms of moving forward but he may want to engage the members of the planning board to review especially on the planning component.

Motion for adjournment made by Jon Klasna, motion 2nd by Richard Klose. Motion passes 5/0.

Respectfully submitted,

Amber Hatton

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