



**AGENDA
CITY OF LAUREL
CITY/COUNTY PLANNING BOARD
THURSDAY, DECEMBER 18, 2025
6:00 PM
COUNCIL CHAMBERS**

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

Disclosure of Ex Parte Communication

Public Hearing

Love's Annexation and Zoning

Love's Travel Stops & Country Store maximum signage variance request

General Items

1. Minutes from October 15, 2025

New Business

2. Loves Annexation & Zoning Request
3. Love's Sign Package

Old Business

Other Items

Announcements

4. Next Meeting: TBD

The City makes reasonable accommodations for any known disability that may interfere with a person's ability to participate in this meeting. Persons needing accommodation must notify the City Clerk's Office to make needed arrangements. To make your request known, please call 406-628-7431, Ext. 5100, or write to City Clerk, PO Box 10, Laurel, MT 59044, or present your request at City Hall, 115 West First Street, Laurel, Montana.

File Attachments for Item:

1. Minutes from October 15, 2025

**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:

<u>X</u> Tom Canape	<u> </u> Richard Herr	<u> </u> Paul Thomae
<u>X</u> Ron Benner	<u>X</u> Richard Klose	
<u>X</u> Judy Goldsby	<u>X</u> 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 be 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 platted 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

File Attachments for Item:

2. Loves Annexation & Zoning Request

Technical Memorandum

To: City of Laurel

From: JSA Civil, LLC

Date: November 17, 2025

Subject: Annexation Request – Project Narrative

Project: Laurel, MT Love’s Travel Stop

Annexation Overview:

Love’s Travel Stops & Country Stores, Inc. (Love’s) is requesting the annexation of approximately 10.31 acres into the City of Laurel, Montana city limits as shown on the enclosed Annexation Map. The subject site is a portion of Yellowstone County Tax Parcel Number 0382117207010000, legally described as Tract 7A-1 of Westbrook’s Subdivision.

The area to be annexed includes the southwest limits of the tax lot, located to the west of 19th Avenue W. The site is located west of the Laurel city limits. The property is currently assigned a zoning designation of HC – Highway Commercial; we are requesting annexation into the Laurel city limits under the City’s HC zoning designation.

Utilities:

Upon annexation, City of Laurel (City) public water and sanitary sewer services will be extended to parcel area via private utility extensions that were installed with the Love’s Travel Stops project. Approach, Encroachment, and UPAS approvals and permits will need to be issued by MDOT.

Submittal Fees:

A non-refundable application fee of \$300 + \$25.00 per acre (80 acres or less) must accompany the annexation application submission. The area to be annexed is approximately 10.31 acres. As a result, the application fee is \$557.75.

**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:

LOT 7A-1, OF THE AMENDED PLAT OF TRACTS 6A AND 7A, OF THE AMENDED PLAT OF TRACTS 6 AND 7, OF WESTBROOKS SUBDIVISION, YELLOWSTONE COUNTY, MONTANA, ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE OFFICE OF THE CLERK AND RECORDER OF SAID COUNTY, UNDER DOCUMENT 1684287.

EXCEPTING THEREFROM THAT PORTION GRANTED UNTO THE STATE OF MONTANA BY VIRTUE OF BARGAIN AND SALE DEED

RECORDED JANUARY 25, 1965, BOOK 807, UNDER DOCUMENT NO. 747048: AND

EXCEPTING THEREFROM THAT PORTION GRANTED UNTO THE MONTANA DEPARTMENT OF TRANSPORTATION BY VIRTUE OF

BARGAIN AND SALE DEEDS RECORDED SEPTEMBER 13, 2017 UNDER DOCUMENT NO. 3827294 AND 382729; AND

EXCEPTING THEREFROM THAT PORTION GRANTED UNTO THE MONTANA DEPARTMENT OF TRANSPORTATION BY VIRTUE OF WARRANTY DEEDS RECORDED SEPTEMBER 13, 2017 UNDER DOCUMENT NO. 3827296 AND 3827297.

DATED this 21st day of November, 2025.

LOVE'S:

LOVE'S TRAVEL STOPS & COUNTRY STORES, INC.,
An Oklahoma Corporation

By: [Signature]
TIM DOTY, Vice President

STATE OF OKLAHOMA)
)
COUNTY OF OKLAHOMA)

SS:

This instrument was acknowledged before me this 21st day of November, 2025, by TIM DOTY as Vice President of LOVE'S TRAVEL STOPS & COUNTRY STORES, INC., an Oklahoma corporation.

[Signature]
Notary Public; Commission No. 18012541

My Commission Expires:

12/19/26
(SEAL)



CITY OF LAUREL, MONTANA

REQUEST FOR ANNEXATION

AND PLAN OF ANNEXATION

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: Love's Travel Stops & Country Stores, Inc.
Address: 10601 N Pennsylvania Avenue, Oklahoma City, OK 73120
Phone: 1-800-655-6837
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: LOT 7A-1, OF THE AMENDED PLAT OF TRACTS 6A AND 7A, OF THE AMENDED PLAT OF TRACTS 6 AND 7, OF WESTBROOKS SUBDIVISION, YELLOWSTONE COUNTY, MONTANA, ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE OFFICE OF THE CLERK AND RECORDER OF SAID COUNTY, UNDER DOCUMENT 1684287.

EXCEPTING THEREFROM THAT PORTION GRANTED UNTO THE STATE OF MONTANA BY VIRTUE OF BARGAIN AND SALE DEED RECORDED JANUARY 25, 1965, BOOK 807, UNDER DOCUMENT NO. 747048: AND

EXCEPTING THEREFROM THAT PORTION GRANTED UNTO THE MONTANA DEPARTMENT OF TRANSPORTATION BY VIRTUE OF BARGAIN AND SALE DEEDS RECORDED SEPTEMBER 13, 2017 UNDER DOCUMENT NO. 3827294 AND 382729; AND

EXCEPTING THEREFROM THAT PORTION GRANTED UNTO THE MONTANA DEPARTMENT OF TRANSPORTATION BY VIRTUE OF WARRANTY DEEDS RECORDED SEPTEMBER 13, 2017 UNDER DOCUMENT NO. 3827296 AND 3827297.

Lot size: +/-10.31 acres

Present use: Vacant/undeveloped

Planned use: HC – Highway Commercial

Present zoning: HC – Highway Commercial

(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: 8” private water main already on-site. Internal water main extension to annexed area proposed

Cost of extension of approved service: N/A – private service

How cost determined: N/A

Timeframe for installation: 2026

Sewer Service:

Location of existing main: 8” private sewer main already on-site. Internal sewer main extension to annexed area proposed.

Cost of extension of approved service: N/A – private service

How cost determined: N/A

Timeframe for installation: 2026

How financed: Privately funded

Streets:

Is there any adjoining County ROW to the proposed annexation: The site fronts 19th Avenue W

Location of existing paved access: There are currently no paved access points.

Cost of paving: N/A

How cost determined: N/A

Timeframe for construction: N/A

Other required improvements: Provide above information on attached pages.

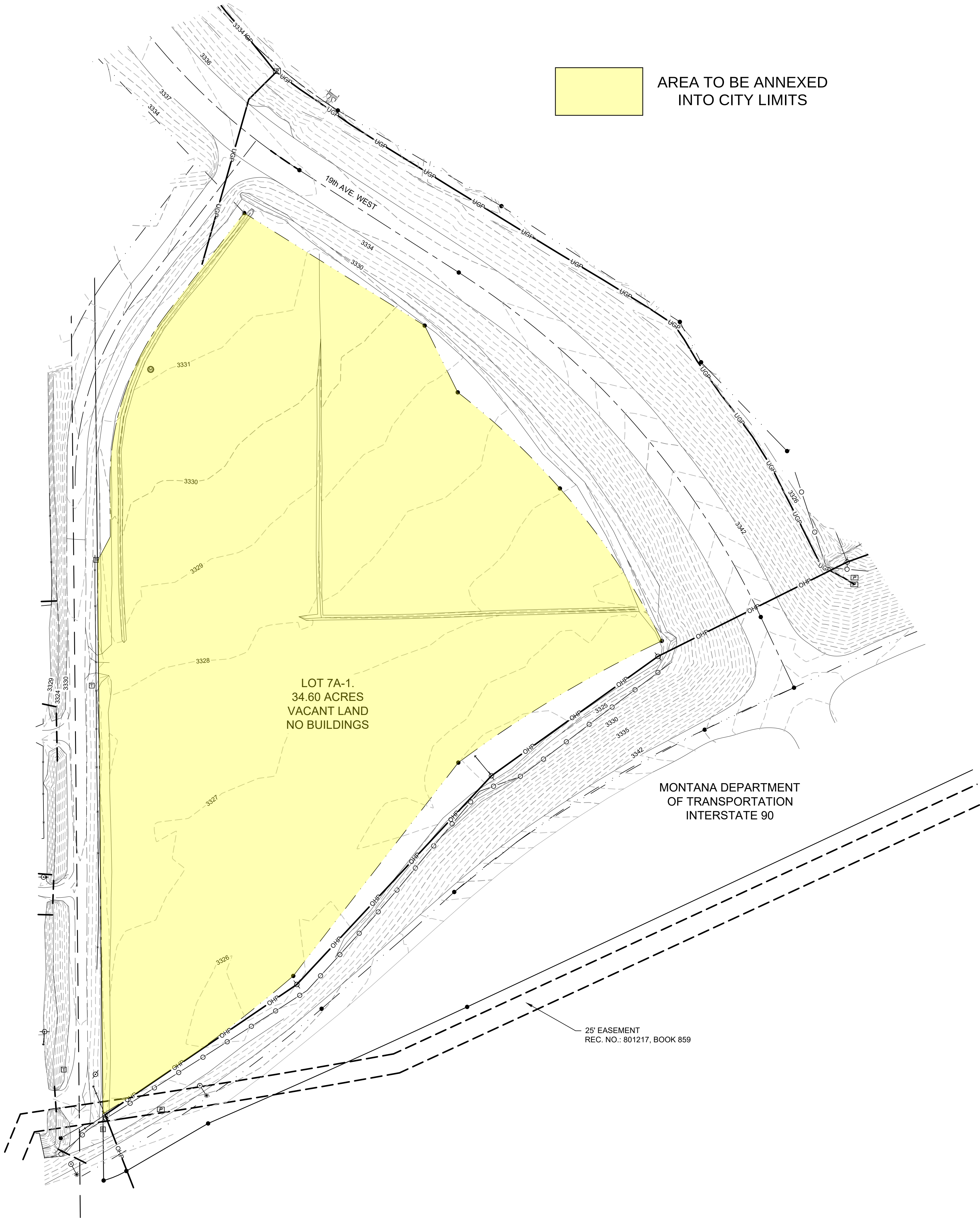
5. A map suitable for review of this application of the proposed area to be annexed must be submitted with this application.
6. A written Waive of Protest must accompany this application, suitable for recording and containing a covenant to run with the land to be annexed, waiving all right of protest 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 _____.

Form revised by City Attorney April 2008



AREA TO BE ANNEXED
INTO CITY LIMITS

- NOTES:
1. No observable evidence of earth moving work, building construction or building additions within recent months west of 19th Ave. West.
 2. No observable evidence of changes in street right of way lines completed, and available from the controlling jurisdiction and no observable evidence of recent street or sidewalk construction or repairs.
 3. Property has physical access to 19th Avenue West, a public road.
 4. All statements within the certification, and other references located elsewhere hereon, related to: utilities, improvements, structures, buildings, party walls, parking, easements, servitudes, and encroachments; are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.
 5. At the time of survey, there was no observable evidence of the subject property being used as a solid waste dump, sump or sanitary landfill.
 6. At the time of survey, no wetland markers were observed, however, a potential wetland area is on site.
 7. At the time of the survey, utilities had not yet been marked.
 8. Gross land area equals 34.60 acres.
 9. All bearings and distances are as measured at the site.
 10. Date of survey 10-23-25
 11. At time of survey, utility locates were not completed.

LEGEND	
●	FOUND PIPE 1.5" PIPE FOR CORNER
○	FOUND MDOT RIGHT-OF-WAY MONUMENT
⊙	FOUND 3/8" REBAR
⊙	FOUND PLASTIC CAP PLS5157S ON REBAR
⊙	SET 1.5" ALUMINUM CAP ON 24" REBAR THIS SURVEY INSCRIBED "PELS 31093"
•	CORNER - NOTHING FOUND NOTHING SET
⊕	POWER POLE
→	GUY WIRE
⊙	STORM SEWER MANHOLE
⊕	TELEPHONE / FIBER PEDESTAL OR VAULT
⊕	ELECTRICAL PEDESTAL
⊕	ELECTRICAL PULLBOX
*—○	LIGHT POLE
⊙	MONITORING WELL
—	MEASURED PROPERTY BOUNDARY
—+—+—+—	BARBED WIRE FENCE
—○—○—○—○—○—○—	CHAINLINK FENCE
— COMM —	UNDERGROUND FIBER
— SAN —	STORM SEWER
— OH — OH — OH —	OVERHEAD POWER
— UGP —	UNDERGROUND POWER
---	CULVERT
---	CENTERLINE ROAD / DITCH
---	TYPICAL UTILITY & ACCESS EASEMENT
---	CENTERLINE DITCH
---	CONTOUR

THE LAND REFERRED TO HEREON AND IS DESCRIBED AS FOLLOWS:

LOT 7A-1, OF THE AMENDED PLAT OF TRACTS 6A AND 7A, OF THE AMENDED PLAT OF TRACTS 6 AND 7, OF WESTBROOKS SUBDIVISION, YELLOWSTONE COUNTY, MONTANA, ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE OFFICE OF THE CLERK AND RECORDER OF SAID COUNTY, UNDER DOCUMENT NO. 1684287.

EXCEPTING THEREFROM THAT PORTION GRANTED UNTO THE STATE OF MONTANA BY VIRTUE OF BARGAIN AND SALE DEED RECORDED JANUARY 25, 1965, BOOK 807, UNDER DOCUMENT NO. 747048; AND

EXCEPTING THEREFROM THAT PORTION GRANTED UNTO THE MONTANA DEPARTMENT OF TRANSPORTATION BY VIRTUE OF BARGAIN AND SALE DEEDS RECORDED SEPTEMBER 13, 2017 UNDER DOCUMENT NO.

3827294 AND 3827295; AND

EXCEPTING THEREFROM THAT PORTION GRANTED UNTO THE MONTANA DEPARTMENT OF TRANSPORTATION BY VIRTUE OF WARRANTY DEEDS RECORDED SEPTEMBER 13, 2017 UNDER DOCUMENT NO. 3827296 AND 3827297.

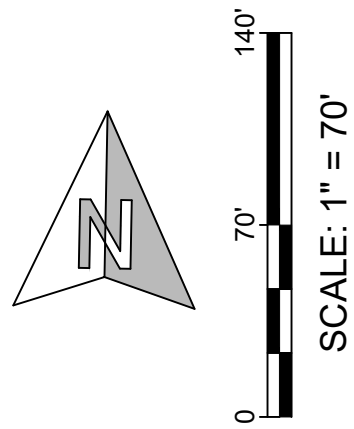
THE LAND SHOWN IN THIS SURVEY IS THE SAME AS THAT DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER 00500816 / 3523230535 WITH AN EFFECTIVE DATE OF AUGUST 3, 2023 AT 8:00 AM

CERTIFICATE OF SURVEYOR

I, DAVID A. FEHRINGER, OF LANDER, WYOMING DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MONTANA, THAT THIS RECORD OF SURVEY IS A TRUE, COMPLETE, AND CORRECT REPRESENTATION OF THE PARCEL OF LAND.

SHEET
1 of 1

LOVES TRUCK STOPS
TRACT 7A-1
WESTBROOK'S SUBDIVISION
SECTION 17, T2S, R24E, PMM
YELLOWSTONE COUNTY, MT



IF BAR LENGTH DOES NOT EQUAL 1" ONE INCH, THIS PAGE WAS NOT PLOTTED TO THE INTENDED SCALE.

DRAWN BY: VAN
DATE: 10-31-2025
JOB #: S25-107
REVISION:
DATE:
EXPLANATION:



155 N 1ST ST, STE A
LANDER, WY 82520

307.206.1007 | FREMONTSURVEYING.COM

STAFF REPORT
LOVE’S TRAVEL STOPS & COUNTRY STORES
Annexation and Initial Zoning
December 5, 2025

Applicant:

Love’s Travel Stops & Country Stores, Corporate Office
10601 N Pennsylvania Ave
Oklahoma City, OK 73120

Love’s Travel Stops and Country Stores represent 100% of the land ownership. Annexation pursuant to §7-2-4601 et. seq. MCA. (Annexation by Petition).

Request:

Love’s Travel Stops & Country Stores, representing 100% of the ownership of lands involved, has Petitioned the City of Laurel for Annexation of approximately 10.31 acres of property adjacent to the City of Laurel with an initial Zoning Designation of Laurel Highway Commercial (HC) for concurrent review.

The subject property is generally described as described as Tract 7A-1 of Westbrook’s Subdivision located in Section 17, Township 2 South, Range 24 East, into the City of Laurel, Yellowstone County, Montana. (The property address is 415 19th Ave West). 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 6:00 p.m. on Thursday December 18, 2025. Though not yet scheduled the matter will be considered by the Laurel City Council at a Work Session and Public Hearing/Action in early 2026.

Analysis of the Request

- Love’s Travel Stops & Country Stores 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 Highway Commercial (HC) 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 zoned County Highway Commercial.

- 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. Yellowstone County GIS has provided a map detailing the adjacent rights-of-way that will need to be annexed as well. This map is incorporated into the required annexation exhibits.

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 Love’s Travel Stops & Country Stores to construct a facility that is accessory to their travel stop and store. The only way the conceptual 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 Commercial. As such, the requested zoning is consistent with the Laurel Growth Policy.
- ✓ The proposed assignment of HC meets all the statutory requirements of Part 46 annexation and zoning assignment.
- ✓ The Laurel HC Zone is listed along with other Commercial generally applicable 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 Highway Commercial 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 Commercial.
 - All commercial 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 HC densities and uses.

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 Commercial 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 HC, 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 HC 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 HC 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, vacant, residential or commercial.
 - The requested city zoning is substantially similar to the prevailing county zoning on the property.
 - 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, vacant, residential or commercial.
 - The water and sewer infrastructure proposed with the annexation is adequate for development of the property that is consistent with the requested HC 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 affected 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 HC at this location will benefit not only the housing in Laurel by providing the need for 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 Highway Commercial (HC) 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 are in the best interest of both the City of Laurel and Love's Travel Stopes & Country Stores.

PUBLIC HEARING NOTICE

The Laurel Yellowstone City-County Planning Board will conduct a public hearing on Thursday December 18, 2025, on the following application. The meeting will begin at 6:00 p.m. in the City Council Chambers at City Hall, 115 West First Street, Laurel, Montana.

1. A variance request submitted by Love's Travel Stops & Country Stores Inc. to the maximum signage limit for an on-premises signage in the Laurel Highway Commercial (HC) Zoning District. The request is to install signage that will exceed the maximum allowed by the regulations by approximately 440 square feet. The subject property is located at 415 19th Avenue West Laurel (the West Laurel Interchange). The property may be described as Westbrooks Subdivision, Lot 7A1, Amended Tract 6A and 7A and a portion of Track 5 less Highway Right-of-Way in Section 17, Township 02 South, Range 24 East 4156

Public comment is encouraged and can be provided in person at the public hearing at the Planning Board meeting on December 18, 2025. Public comment can also be made via email to the Planning Director, or via letter to the Planning Department office at 115 West 1st Street Laurel, MT 59044. A copy of the applications and supporting documentation is available for review upon request at the Planning Department office. Questions regarding this public hearing may be directed to the Planning Director at 406.628.4796 ext. 5305, or via email at cityplanner@laurel.mt.gov.

File Attachments for Item:

3. Love's Sign Package

LOVE'S SIGN PACKAGE - LAUREL, MT #1043

		SIGN SQ. FT.
HI-RISE SIGN:	130' OAH	
	6' 6" x 8' ¾" Heart - LED	52.41
	7' 4" x 17' 11" Love's	131.39
	12' 10½" x 14' 2½" Arby's (B-16)	182.66
	11' x 41' 6" Price Sign - 89" Numeral	456.50
	6' x 24' Casino	144.00
	TOTAL HI-RISE SQUARE FEET:	966.96

STREET SIGN:	25' OAH	40.00
	13' 10" x 10' Loves / Price Sign / Arby's	138.33 98.33
	TOTAL STREET SIGN SQUARE FEET:	138.33

DIRECTIONAL SIGNS:	8' OAH	
	4' x 8' Love's Directional	32.00
	4' x 8' Love's Directional	32.00
	4' OAH	
	1' 3" x 3' 1" Arby's Directional	3.90
	1' 3" x 3' 1" Arby's Directional	3.90
	TOTAL DIRECTIONAL SQUARE FEET:	71.80

BUILDING SIGNS:	SOUTH ELEVATION:	5' x 6' 3½" Heart	31.46
		3' 6" x 11' 8" Love's	40.84
		8' x 10' Heart	80.00
		10" It's the love that drives us.	12.08
		58" x 64" Arby's logo	25.78
		30" Casino	25.00
	TOTAL SOUTH ELEVATION SQUARE FEET:		215.16

EAST ELEVATION:	5' x 6' 3½" Heart	31.46
	3' 6" x 11' 8" Love's	40.84
	8' x 10' Heart	80.00
	12-5/8" Driven by love, fueled by you.	17.45
	TOTAL EAST ELEVATION SQUARE FEET:	169.75

WEST ELEVATION:	2' 7-5/8" x 9' 10¼" Arby's Letters	35.67
	TOTAL WEST ELEVATION SQUARE FEET:	35.67

TOTAL BUILDING SIGN SQUARE FEET: 420.58

FUEL CANOPIES:	GAS CANOPY LOGOS:	2' 3½" x 10' 2½" Vinyl Logo - North Elevation	23.39
		2' 3½" x 10' 2½" Vinyl Logo - East Elevation	23.39
		2' 3½" x 10' 2½" Vinyl Logo - South Elevation	23.39
		2' 3½" x 10' 2½" Vinyl Logo - West Elevation	23.39
	DIESEL CANOPY LOGOS:	2' 3½" x 10' 2½" Vinyl Logo - North Elevation	23.39
		2' 3½" x 10' 2½" Vinyl Logo - East Elevation	23.39
		2' 3½" x 10' 2½" Vinyl Logo - South Elevation	23.39
		2' 3½" x 10' 2½" Vinyl Logo - West Elevation	23.39
		TOTAL FUEL CANOPY LOGO SQUARE FEET:	187.12

CAT SCALE SIGNS:	5' 4½" x 20' Cat Scale Sign	107.50
	2' 5 ½" x 3' ½" Cat Scale Sign	7.48
	TOTAL CAT SCALE SQUARE FEET:	114.98

TOTAL SQUARE FOOTAGE: 1899.77



effective images inc.

1027 5th Avenue NW Watertown, SD 57201 605.753.9700

DATE:		DATE:	BY:	DATE:	BY:
*2/12/25	REV. #1	5/12/25	JLW	REV. #5:	9/30/25
	REV. #2	9/12/25	JLW	REV. #6:	10/15/25
DRAWN BY:	REV. #3	9/25/25	JLW	REV. #7:	10/31/25
JLW	REV. #4	9/29/25	JLW	REV. #8:	

LOVE'S SIGN PACKAGE - LAUREL, MT #1043

		SIGN SQ. FT.		
HI-RISE SIGN:	145' OAH			
	8' x 10' Heart - LED	80.00		
	9' x 22' Love's	198.00		
	15' x 16' 6½" Arby's (B-18)	248.13		
	11' x 41' 6" Price Sign - 89" Numeral	456.50		
TOTAL HI-RISE SQUARE FEET:		982.63		
STREET SIGN:	25' OAH			
	13' 10" x 10' Loves / Price Sign / Arby's	138.33		
TOTAL STREET SIGN SQUARE FEET:		138.33		
DIRECTIONAL SIGNS:	8' OAH			
	4' x 8' Love's Directional	32.00		
	4' x 8' Love's Directional	32.00		
	4' OAH			
	1' 3" x 3' 1" Arby's Directional	3.90		
	1' 3" x 3' 1" Arby's Directional	3.90		
TOTAL DIRECTIONAL SQUARE FEET:		71.80		
BUILDING SIGNS:	SOUTH ELEVATION:	5' x 6' 3½" Heart	31.46	
		3' 6" x 11' 8" Love's	40.84	
		5' 11½" x 7' 6" Heart	44.69	
		10" It's the love that drives us.	12.08	
		58" x 64" Arby's logo	25.78	
		30" Casino	25.00	
	TOTAL SOUTH ELEVATION SQUARE FEET:		179.85	
	EAST ELEVATION:	5' x 6' 3½" Heart	31.46	
		3' 6" x 11' 8" Love's	40.84	
		5' 11½" x 7' 6" Heart	44.69	
		12-5/8" Driven by love, fueled by you.	17.45	
		TOTAL EAST ELEVATION SQUARE FEET:		134.44
	WEST ELEVATION:	2' 7-5/8" x 9' 10¼" Arby's Letters	35.67	
		TOTAL WEST ELEVATION SQUARE FEET:		35.67
	TOTAL BUILDING SIGN SQUARE FEET:		349.96	
	FUEL CANOPIES:	GAS CANOPY LOGOS:	2' 3½" x 10' 2½" Vinyl Logo - North Elevation	23.39
			2' 3½" x 10' 2½" Vinyl Logo - East Elevation	23.39
			2' 3½" x 10' 2½" Vinyl Logo - South Elevation	23.39
			2' 3½" x 10' 2½" Vinyl Logo - West Elevation	23.39
		DIESEL CANOPY LOGOS:	2' 3½" x 10' 2½" Vinyl Logo - North Elevation	23.39
			2' 3½" x 10' 2½" Vinyl Logo - East Elevation	23.39
			2' 3½" x 10' 2½" Vinyl Logo - South Elevation	23.39
			2' 3½" x 10' 2½" Vinyl Logo - West Elevation	23.39
		TOTAL FUEL CANOPY LOGO SQUARE FEET:		187.12
		CAT SCALE SIGNS:	5' 4½" x 20' Cat Scale Sign	107.50
			2' 5 ½ x 3' ½ Cat Scale Sign	7.48
			TOTAL CAT SCALE SQUARE FEET:	
TOTAL SQUARE FOOTAGE:			1844.82	



HI-RISE SIGN ~ LAUREL, MT #1043

OVERALL HEIGHT: 145'

TOTAL SQ. FT.: 982.63

8' X 10' LED HEART = 80 SQ. FT.

9' X 22' LOVE'S = 198 SQ. FT.

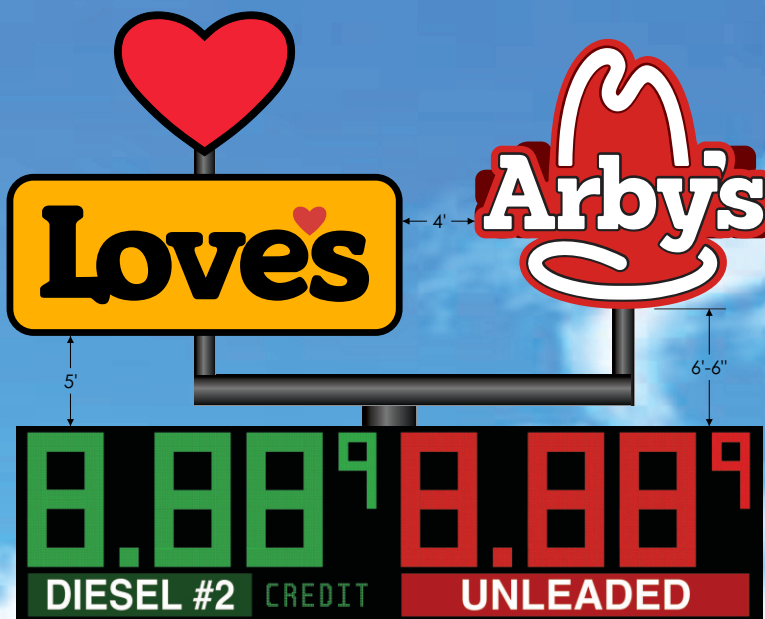
11' X 41' 6" PRICE SIGN = 456.5 SQ. FT.

- 89" NUMERALS

15' X 16' 6½" ARBY'S B-18 = 248.13 SQ. FT.

111' FROM BOTTOM OF PRICE SIGN TO GRADE

LOVE'S & DIESEL INSTALLED TOWARDS
INTERSTATE / HIGHWAY



SIDE B
* NOT TO SCALE



** NOTE: PRODUCT PANEL COPY AND NUMERAL DETAILS TO BE CONFIRMED BY OTHERS.

ALL SIGN GRAPHICS ARE FOR REPRESENTATION PURPOSES ONLY. MANUFACTURER IS RESPONSIBLE FOR WRITTEN FRANCHISE APPROVAL TO VERIFY SIGN LAYOUTS AND MANUFACTURE SPECIFICATIONS.

LOCATION:	DATE:	DRAWING #:	REVISION # / DATE:	SCALE:	DRAWN BY:	 PHONE: 605.753.9700
LAUREL, MT #1043	2/12/25	EI82502-1201	0	3/32" = 1'	JLW	
			.			

STREET SIGN ~ LAUREL, MT #1043

OVERALL HEIGHT: 25'

TOTAL SQ. FT.: 138.33

13' 10" X 10' LOVE'S / PRICE SIGN / ARBY'S

5' 10" X 10' LOVE'S

4' X 10' PRICE SIGN - 24" NUMERALS

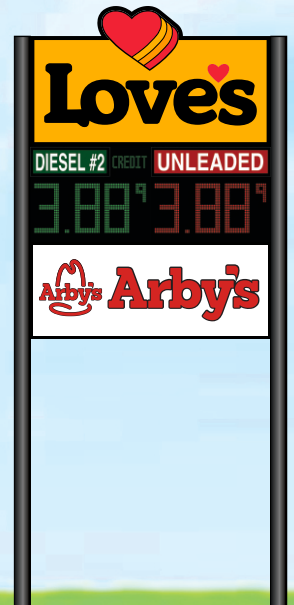
4' X 10' ARBY'S

11' 2" FROM BOTTOM OF ARBY'S TO GRADE

UNLEADED INSTALLED TOWARDS ROAD



SIDE B
* SCALE: 1/8" = 1'



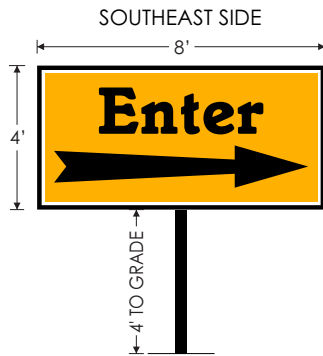
** NOTE: PRODUCT PANEL COPY AND NUMERAL DETAILS TO BE CONFIRMED BY OTHERS.

ALL SIGN GRAPHICS ARE FOR REPRESENTATION PURPOSES ONLY. MANUFACTURER IS RESPONSIBLE FOR WRITTEN FRANCHISE APPROVAL TO VERIFY SIGN LAYOUTS AND MANUFACTURE SPECIFICATIONS.

LOCATION:	DATE:	DRAWING #:	REVISION # / DATE:	SCALE:	DRAWN BY:	
LAUREL, MT #1043	2/12/25	EI82502-1202	1 - 5/12/25 JLW	1/4" = 1'	JLW	

PHONE: 605.753.9700

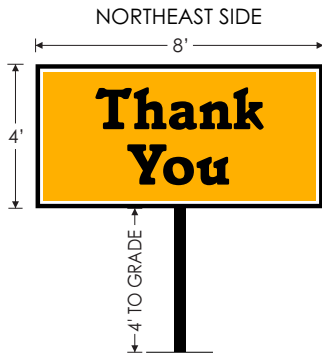
DIRECTIONAL SIGNS ~ LAUREL, MT #1043



NORTHWEST SIDE



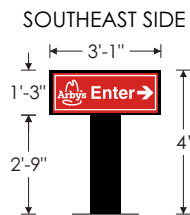
Love's Directional Sign C
at Main Entrance
LED Illuminated
(32 Sq. ft./sign)



SOUTHWEST SIDE



Love's Directional Sign D
at Auto Entrance
LED Illuminated
(32 Sq. ft./sign)



NORTHWEST SIDE



Arby's Directional Sign E
at Drive-Thru Entrance
LED Illuminated
(3.9 sq. ft./sign)



SOUTHWEST SIDE



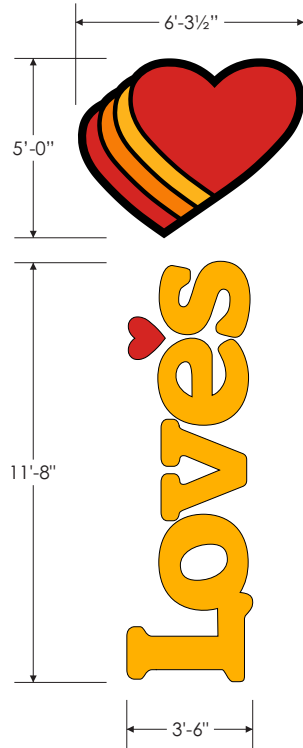
Arby's Directional Sign F
at Drive-Thru Exit
LED Illuminated
(3.9 sq. ft./sign)

** ALL SIGN GRAPHICS ARE FOR REPRESENTATION PURPOSES ONLY. MANUFACTURER IS RESPONSIBLE FOR WRITTEN FRANCHISE APPROVAL TO VERIFY SIGN LAYOUTS AND MANUFACTURE SPECIFICATIONS.

LOCATION:	DATE:	DRAWING #:	REVISION # / DATE:	SCALE:	DRAWN BY:	
LAUREL, MT #1043	2/12/25	EI82502-1203	1 - 5/12/25 JLW	3/16" = 1'	JLW	

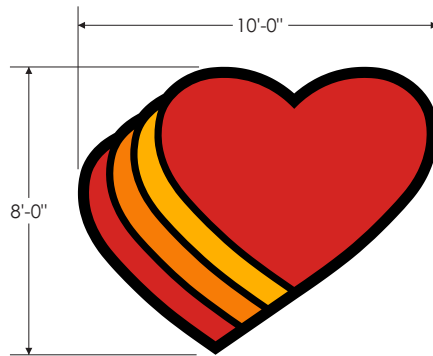
PHONE: 605.753.9700

BUILDING SIGNS ~ LAUREL, MT #1043



Qty (1) South elevation
Qty (1) East elevation
LED Illuminated
(31.46 Sq. ft./sign)

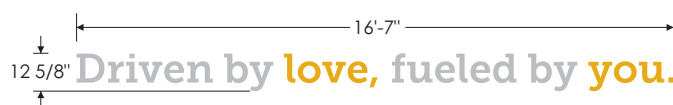
Qty (1) South elevation
Qty (1) East elevation
LED Illuminated
(40.84 Sq. ft./sign)



Qty (1) South elevation
Qty (1) East elevation
LED Illuminated
(80 Sq. ft./sign)



Qty (1) South elevation
(12.08 Sq. ft./sign)

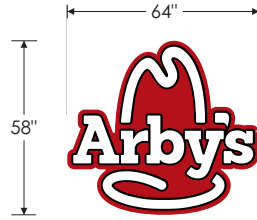


Qty (1) East elevation
(17.45 Sq. ft./sign)

** ALL SIGN GRAPHICS ARE FOR REPRESENTATION PURPOSES ONLY. MANUFACTURER IS RESPONSIBLE FOR WRITTEN FRANCHISE APPROVAL TO VERIFY SIGN LAYOUTS AND MANUFACTURE SPECIFICATIONS.

LOCATION:	DATE:	DRAWING #:	REVISION # / DATE:	SCALE:	DRAWN BY:	 PHONE: 605.753.9700
LAUREL, MT #1043	2/12/25	EI82502-1204	1 - 5/12/25	3/16" = 1'	JLW	
			JLW			

BUILDING SIGNS ~ LAUREL, MT #1043



Qty (1) South elevation
LED Illuminated
(25.78 sq. ft./sign)



Qty (1) West elevation
LED Illuminated
(35.67 Sq. ft./sign)



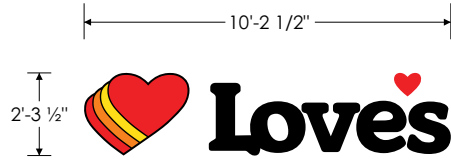
Qty (1) South elevation
LED Illuminated
(25 Sq. ft./sign)

** ALL SIGN GRAPHICS ARE FOR REPRESENTATION PURPOSES ONLY. MANUFACTURER IS RESPONSIBLE FOR WRITTEN FRANCHISE APPROVAL TO VERIFY SIGN LAYOUTS AND MANUFACTURE SPECIFICATIONS.

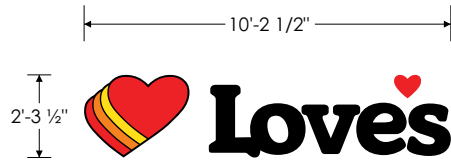
LOCATION:	DATE:	DRAWING #:	REVISION # / DATE:	SCALE:	DRAWN BY:	
LAUREL, MT #1043	2/12/25	EI82502-1205	1 - 5/12/25 JLW	3/16" = 1'	JLW	

PHONE: 605.753.9700

FUEL CANOPY LOGOS ~ LAUREL, MT #1043

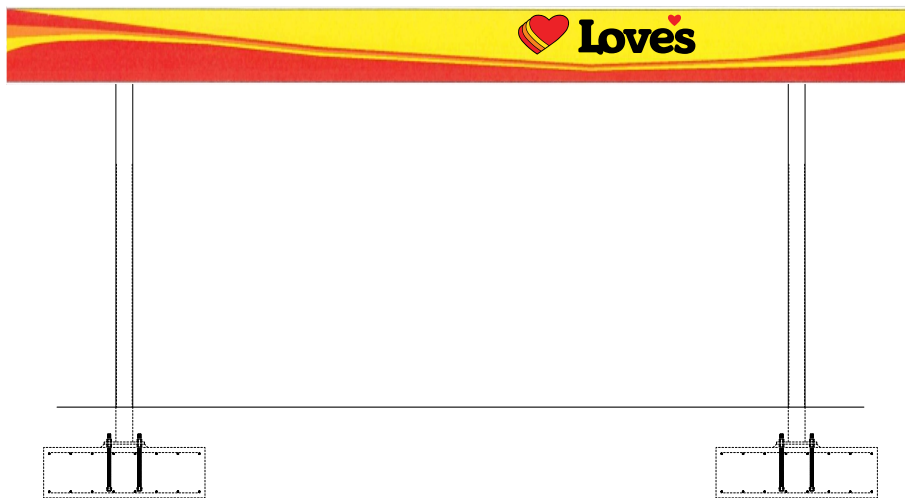


Qty (4) Gas Canopy Logos
(23.39 Sq. ft./sign)



Qty (4) Diesel Canopy Logos
(23.39 Sq. ft./sign)

Gas / Diesel Canopy illustration



LOCATION:	DATE:	DRAWING #:	REVISION # / DATE:	SCALE:	DRAWN BY:	 PHONE: 605.753.9700
LAUREL, MT #1043	2/12/25	EI82502-1206	0 .	3/16" = 1'	JLW	

CAT SCALE SIGNS ~ LAUREL, MT #1043

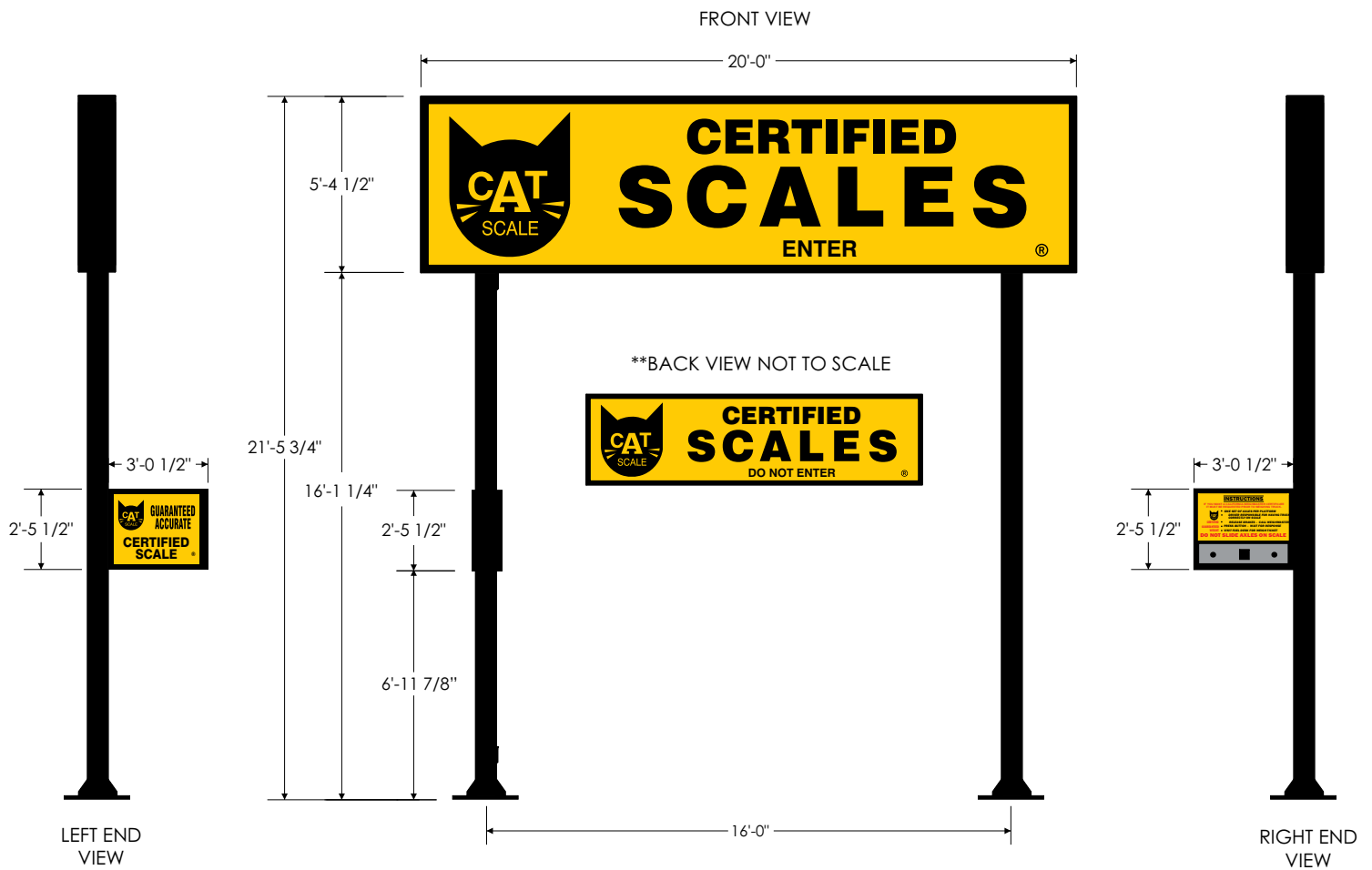
OVERALL HEIGHT: 21' 5 3/4"

TOTAL SQ. FT.: 114.98

5' 4 1/2" X 20' CAT SCALE SIGN = 107.5 SQ. FT.

2' 5 1/2" X 3' 1/2" SPEAKER POST SIGN = 7.48 SQ. FT.

16' 1 1/4" FROM GRADE TO BOTTOM OF CAT SCALE



LOCATION:

DATE:

DRAWING #:

REVISION # / DATE:

SCALE:

DRAWN BY:

LAUREL, MT
#1043

2/12/25

EI82502-1207

0

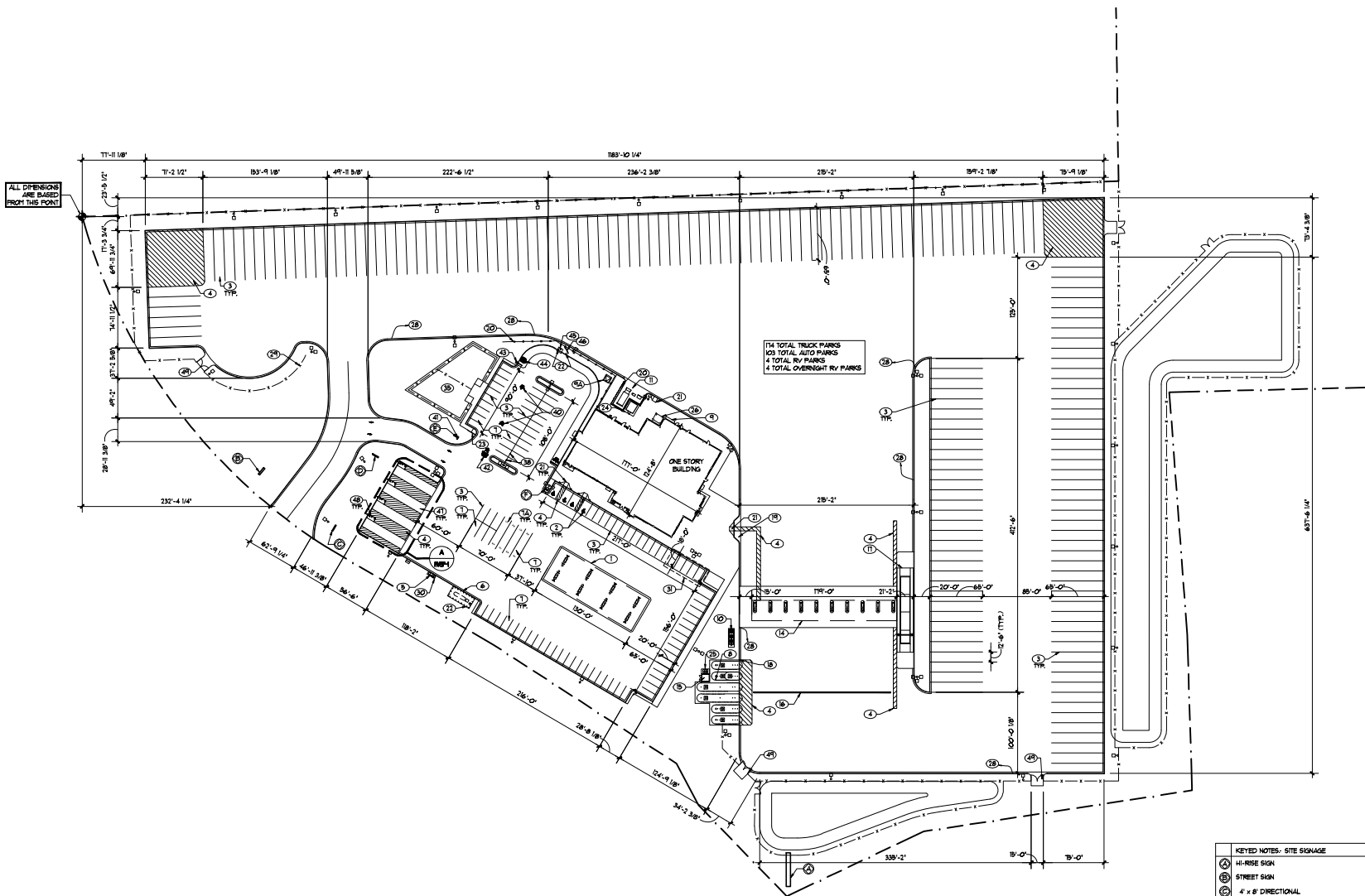
3/16" = 1'

JLW

effective
image

PHONE: 605.753.9700

29



A SITE PLAN
SCALE 1" = 60'-0"

- NOTES:**
1. NOT USED
 2. THE OWNER SIGN CONTRACTOR WILL INSTALL THE FOLLOWING SIGNS AND FOUNDATIONS:
H-RISE SIGN, STREET SIGN, LOVE'S DIRECTIONAL SIGNS, BUILDING WALL MOUNTED SIGNS,
DRIVE THRU DIRECTIONAL SIGNS, - THE ELECTRICAL HOOK UP IS BY G.C.
 3. G.C. & SIGN CONTRACTOR TO FIELD VERIFY LOCATIONS & ORIENTATIONS OF
FREE-STANDING SITE SIGNS WITH OWNER PRIOR TO INSTALLATION.
 4. REFER TO CIVIL DRAWINGS FOR PAVING TYPES.
 5. ALL PAINTED PARKING LOT SIGNAGE/STRIPING TO BE VERIFIED WITH LOVE'S FIELD
CONSTRUCTION MANAGER PRIOR TO INSTALLATION.

KEYED NOTES- SITE SIGNAGE	BY OWNER
1. H-RISE SIGN	
2. STREET SIGN	
3. 4' x 8' DIRECTIONAL	
SOUTHEAST SIDE	NORTHWEST SIDE
→ ENTER	← ENTER
4. 4' x 8' DIRECTIONAL	
NORTHWEST SIDE	SOUTHEAST SIDE
THANK YOU	→ AUTOS RV HOOKUPS ↑ TRUCKS
5. ARBY'S 1'-3' x 3'-1" DIRECTIONAL	
SOUTHEAST SIDE	NORTHWEST SIDE
→ ENTER	← ENTER
6. ARBY'S 1'-3' x 3'-1" DIRECTIONAL	
NORTHWEST SIDE	SOUTHEAST SIDE
THANK YOU	DO NOT ENTER

KEYED NOTES-	DETAIL
1. AUTO ISLANDS AND CANOPY	RE: SP-2 & SP-2.1
2. HANDICAP PARKING SPACES AND RAMP	RE: SP-5/A
3. 4' HIDE PAINTED PARKING STRIPES (YELLOW) (TYP.)	
4. PAINTED DIAGONAL STRIPING AT 48" O.C.	
5. AIR-WATER ISLAND / R.V. DUMP	RE: SP-5/E
6. LP GAS TANK PAD	RE: SP-4/F
7. R.V. PARKING SPACES 40' x 10' (TYP.) AUTO PARKING SPACES 18' x 9' (TYP.) UNLESS NOTED	
1A. R.V. PAINTED LETTERING	RE: SP-5/K
8. FUEL UNDERGROUND STORAGE TANKS. RE: FUEL DRAWINGS	
9. MDP CABINET	RE: ELECTRICAL
10. ELECTRICAL TRANSFORMER	RE: ELECTRICAL
11. OIL-WATER SEPARATOR	RE: SP-6
12. NOT USED	
13. NOT USED	
14. NOT USED	
15. NOT USED	
16. TRUCK ISLANDS AND CANOPY	RE: SP-3
17. CONCRETE PAD FOR FUEL ADDITIVE SHED	RE: SP-5/H
18. 12' HIDE PAINTED PULL-UP STRIPE (WHITE)	
19. TRUCK SCALE BY OWNER	
20. POWER FOR TANKER TRUCK	RE: SP-4/E
21. ADA LOADING ZONE	RE: SP-5/I
22. TREX EXCLUSION FENCING	RE: SP-4/B
23. 8' HIDE RECESSED 3-WAY FLARED ADA RAMP	RE: SP-5/C
24. 6' BOLLARDS - CITY PER PLAN	RE: SP-4/C
25. 8' HIDE RECESSED ADA RAMP	RE: SP-5/C.1
26. CONCRETE PAD FOR PRE-MANUFACTURED SHED	RE: SP-4/A
27. CONCRETE PAD FOR 55 GAL. DRUMS	RE: CIVIL
28. EXTERIOR SPOKES LOUNGE	RE: SP-1
29. NOT USED	
30. NO PARKING SIGN ON GALVANIZED METAL POST 10'-0" O.C. PAINT NO PARKING ON CURB FACE 10'-0" O.C.	RE: SP-4/D
31. 5'-0" TALL BLACK VINYL CHAIN LINK FENCE	
32. AIR-WATER/RV DUMP SIGN	RE: SP-4/D
33. FUTURE E.V. CHARGING STATION	RE: ELECTRICAL
34. NOT USED	
35. NOT USED	
36. NOT USED	
37. NOT USED	
38. RESTAURANT RESERVED PARKING	RE: SP-9/G
39. NOT USED	
40. PAINTED DIRECTIONAL ARROWS	RE: SP-1/E
41. DRIVE-THRU DIRECTIONAL SIGN	RE: SP-1/B
42. PAINTED DRIVE-THRU DIRECTIONAL ARROW	RE: SP-1/C
43. HEADWOODS' CLEARANCE BAR	RE: SP-1/A
44. PAINTED 'FLYING ARBYS'	RE: SP-1/D
45. DRIVE THRU CANOPY & ORDER POST	RE: SP-1/H
46. MENU BOARD	RE: SP-1/C
47. R.V. OVERNIGHT PARKING	RE: RVSP-1
48. R.V. UTILITIES HOOK-UPS	RE: RVSP-2
49. SIGN PUSH PAD	
50. NOT USED	



Pascal Aughtry & Associates, PC

405.483.3454
Fax 405.483.3420
837 East Betty Road
Chattanooga, TN 37416
pascal@aah.com



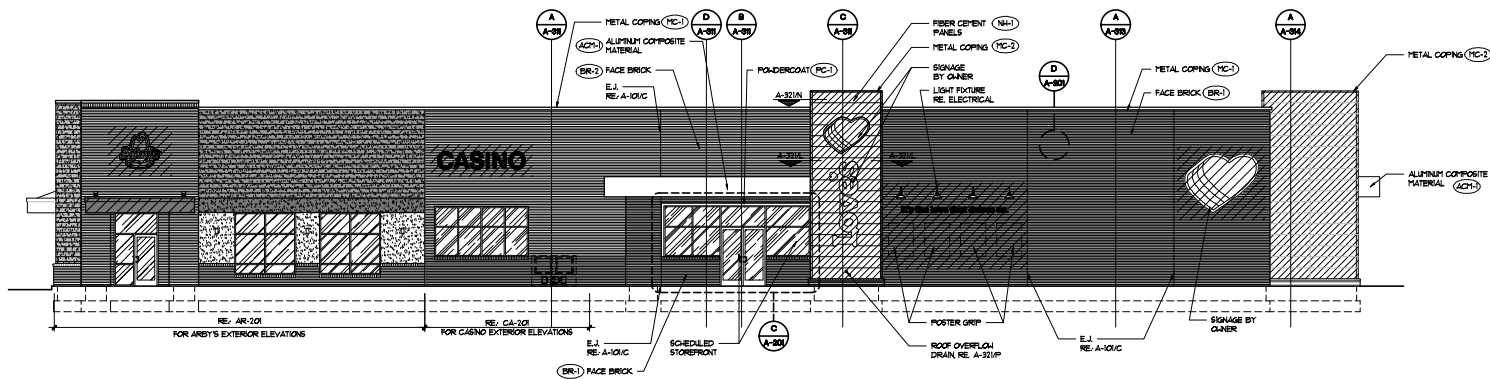
A NEW TRAVEL STOP
STORE NO. 1043
LAUREL, MT



Revisions:

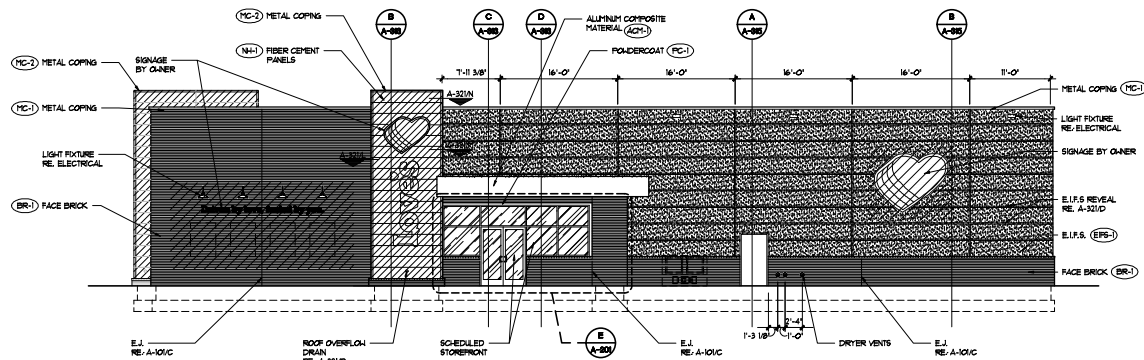
No.	Date	Description

Project No.: LVS-251043
Date: 03/21/25
Sheet No.: **SP-1**
OF 13



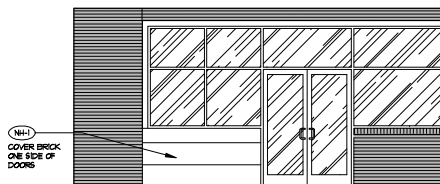
A SOUTH ELEVATION
SCALE 1/8" = 1'-0"

PROVIDE 5/8" COX PLYWOOD SHEATHING ALL ELEVATIONS FOR ATTACHMENT OF SIGNAGE/ANNINGS

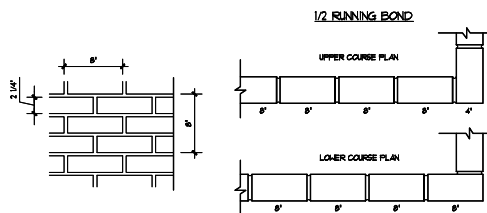


B EAST ELEVATION
SCALE 1/8" = 1'-0"

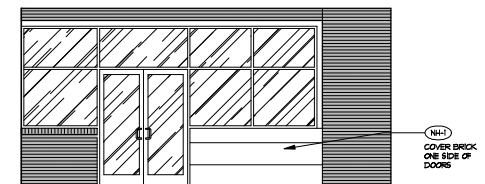
PROVIDE 5/8" COX PLYWOOD SHEATHING ALL ELEVATIONS FOR ATTACHMENT OF SIGNAGE/ANNINGS



C PARTIAL ELEVATION
SCALE 1/4" = 1'-0"

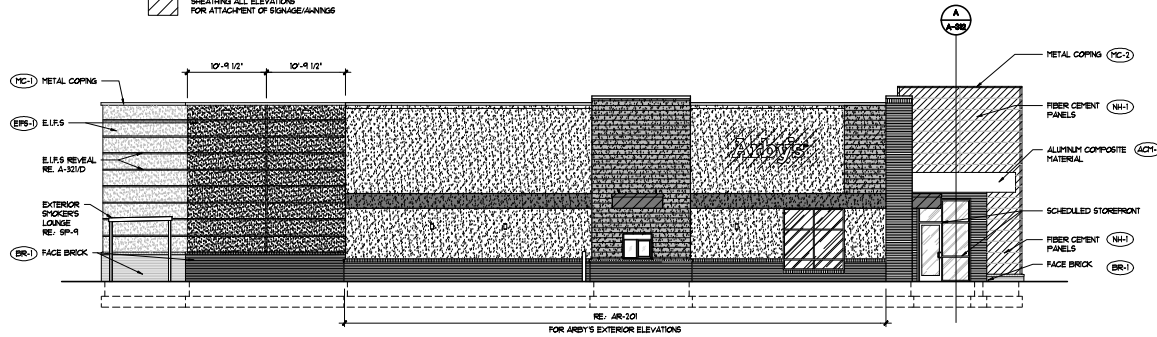
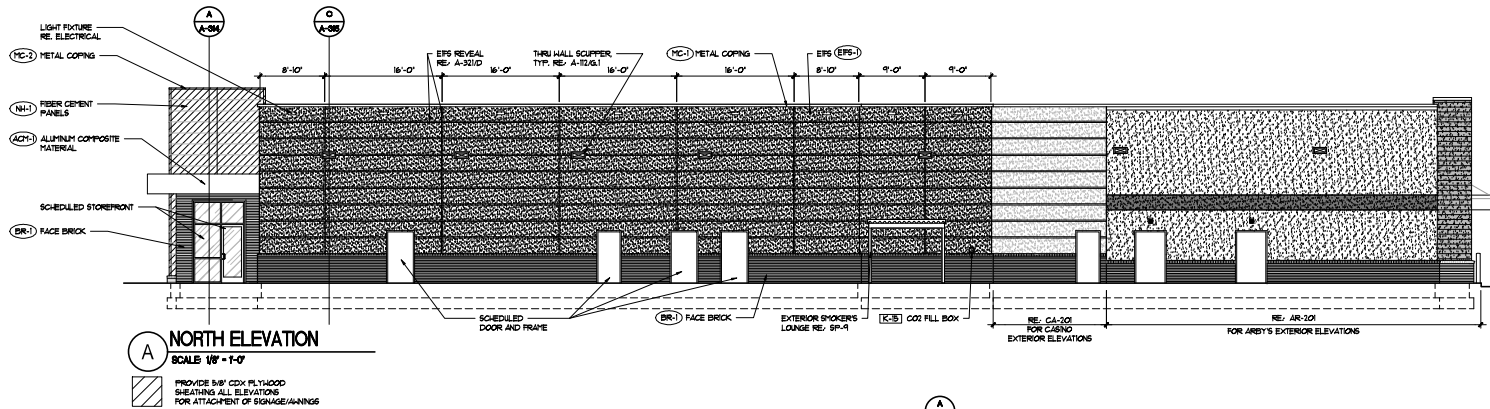


D BRICK COURSING DETAILS
SCALE 1/2" = 1'-0"



E PARTIAL ELEVATION
SCALE 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE						
CODE	MATERIAL	MANUFACTURER	DESCRIPTION			NOTES
			PRODUCT	FINISH/COLOR	DIMENSION	
ACH-1	ALUMINUM COMPOSITE MATERIAL	ALPOLIC	4"X12" H/L ALUMINUM	H/L HAIRLINE ALUMINUM	REF CONSTRUCTION DOCUMENTS	RTS/BS&T-ALPOLIC TOP RAILWAY P. 751-286-0802 E. TOP RAILWAY-CHENLOCH
BR-1	BRICK	ENDICOTT	MODULAR SIZE FACE BRICK	COLOR: MANGANESE IRONSPOT TEXTURE: SMOOTH	FULL: 3 5/8" X 2 1/4" X 1 5/8"	MORTAR TO MATCH BR-1/ FAIRBORN MATCH COLOR COLOR: CHARCOAL BLACK 35-A
BR-2	BRICK	ENDICOTT	MODULAR SIZE FACE BRICK	COLOR: LIGHT GREY BLEND TEXTURE: VELVET	FULL: 3 5/8" X 2 1/4" X 1 5/8"	MORTAR TO MATCH BR-2/ FAIRBORN MATCH COLOR COLOR: SMOKEY GRAY 41-A
EPS-1	EXTERIOR INSULATION FINISHING SYSTEM	DRYVIT	CONTINUOUS INSULATION SYSTEMS	COLOR: TO MATCH SHERMAN HILLIAR'S SA 1110 ACER FINISH: LYTTESTONE DPR	N/A	DRYVIT BOB CHASEL P. 704-276-0404 E. BOB.CHASEL@DRYVIT.COM
NH-1	FIBER CEMENT PANELS	NICHHA	VINTAGEWOOD SPRUCE	8" X 19 5/8" PLANKS 8" X 3 9/8" OUTSIDE CORNER		NICHHA FIBER CEMENT CARIE SHATTUCK P. 818-581-854 E. LOVES@NICHHA.COM
MC-1	METAL COPING	TO BE DETERMINED BY CONTRACTOR	22 GAUGE PREFINISHED METAL COPING	COLOR: TO MATCH SHERMAN HILLIAR'S SA 1110 ACER SA 1110 PRESCO CREAT: MATTE	REF CONSTRUCTION DOCUMENTS	N/A
MC-2	METAL COPING	TO BE DETERMINED BY CONTRACTOR	22 GAUGE PREFINISHED METAL COPING	COLOR: TO MATCH SHERMAN HILLIAR'S SA 1110 ACER SA 1110 PRESCO CREAT: MATTE	REF CONSTRUCTION DOCUMENTS	N/A
PC-1	POWDERCOAT	TIGER DRYLAC	EXTERIOR/INTERIOR GRADE POWDERCOAT	COLOR: TO MATCH FHS 101 C FINISH: HIGH GLOSS	N/A	TIGER DRYLAC CUSTOMER SERVICE P. 866-498-4431 E. CUSTOMERSERVICE@TIGER-COATING.US



CITY HALL
115 W. 1ST 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

VARIANCE REPORT VAR-25-02
Love's Travel Stops & Country Stores
Maximum Outdoor Advertising
December 2, 2025

BACKGROUND:

The City of Laurel has had zoning since the early 1970's as authorized by §76-2-301 et. seq MCA. These regulations set minimum and maximum standards for all lands located within the jurisdiction of the City of Laurel. These regulations establish standards for the height, bulk, and location of structures (including outdoor advertising signs).

The subject property was recently annexed into the City of Laurel and was assigned the initial zoning of Highway Commercial (HC). The HC District imposes a maximum signage allowance that was intended to mirror the maximum allocations under the prior zoning regulations via an easier to interpret and apply standard.

The owner submitted a comprehensive sign package that was believed to comply with the prevailing zoning regulations. Unfortunately, the submittal used the prior regulations formula rather than what is currently adopted. The difference between the two methodologies is 408.53 square feet. The advertising analysis done by the Building Inspector is attached to and incorporated into this report by reference.

LEGAL DESCRIPTION:

Westbrook Subdivision, Lot 7A1, Amended Tract 6A and 7A and a portion of Tract 5 less Highway right-of-way in Section 17, Township 02 South, Range 24 East, P.M.M., City of Laurel, Yellowstone County, Montana.

APPLICANT(S):

Love's Travel Stops & Community Stores, Corporate Office
10601 N Pennsylvania Ave
Oklahoma City, OK 73120

AGENT:

Effective Images, Inc
Kevin Keup
1027 5th Ave NW
Watertown, SD 57201

EXISTING CONDITION:

The subject property is a platted subdivision within the City of Laurel. The property is undeveloped and is intended to be served by public water, sewer, streets, and solid waste collection. The property is 34.239 acres in size.

PROCESS:

- The application for a Variance was submitted on November 25, 2025, and is scheduled for a public hearing on December 18, 2025 by the Laurel Zoning Commission.
- The Zoning Commission following the Public Hearing must adopt findings of fact and issue a formal recommendation to the City Council on the requested variance. The Zoning Commission may propose conditions or modifications to the request so long as the findings of fact support the condition(s).
- Those findings of fact and conclusions as well as the record minutes of the public hearing will be submitted to the City Council for consideration, hearing and final decision.
- The City Council will conduct a duly noticed Public Hearing on the Zoning Commission recommendation, findings of fact, and any conditions mitigating the impacts associated with the request if needed.

ZONES INVOLVED: Existing and Proposed

- HC – Highway Commercial District.
 - The maximum on premise advertising to exceed maximum by 408.53 square feet.

RATIONAL BASIS FOR VARIANCE:

“Variance” **means an adjustment in the application of the specific regulations of this title to a particular piece of property which property, because of special circumstances applicable to it, is deprived of privileges commonly enjoyed by other properties in the same vicinity or zone.**

Findings of Fact: Standard of Review

A recommendation for Approval or Conditional Approval of a Variance shall require the Board of Adjustment making each of the following Findings of Fact:

1. Special Conditions

There are special circumstances or conditions that are peculiar to the land or building for which the Variance is sought that do not apply generally to land or buildings in the neighborhood; and

2. Not Result of Applicant

The special circumstances or conditions have not resulted from an act of the applicant or been established to circumvent this Ordinance; and

3. Strict Application Unreasonable

Due to the special circumstances or conditions, the strict application of this Ordinance would deprive the applicant of reasonable use of the land or building or create an undue hardship on the landowner; and

4. Necessary to Provide Reasonable Use

Granting the Variance is necessary to provide a reasonable use of the land or building; and

5. Minimum Variance

The Variance is the minimum variance necessary to allow a reasonable use of the land or building; and

6. Not Injurious

Granting the Variance will not be injurious to the neighborhood or detrimental to the public welfare; and

7. Consistent with Ordinance

Granting the Variance is consistent with the purposes and intent of this Ordinance. A variance to the Allowed Uses of a zoning district is prohibited.

CONDITIONS

Conditions or restrictions may be placed on the approval of a Variance.

EXPIRATION

A Variance shall expire one (1) year from the date of approval if the next logical step in the development process is not commenced. The next step in the development process includes but is not limited to applying for a building permit, commencing the use, or applying for a Development Permit.

Findings of Fact:

RECOMMENDATION:

Staff Recommends that the Zoning Commission consider each of the seven (7) criteria individually adopt findings related to each criterion and then based on the findings issue a recommendation to the City Council for final action.

PUBLIC HEARING NOTICE

The Laurel Yellowstone City-County Planning Board will conduct a public hearing on Thursday December 18, 2025, on the following application. The meeting will begin at 6:00 p.m. in the City Council Chambers at City Hall, 115 West First Street, Laurel, Montana.

1. A variance request submitted by Love's Travel Stops & Country Stores Inc. to the maximum signage limit for an on-premises signage in the Laurel Highway Commercial (HC) Zoning District. The request is to install signage that will exceed the maximum allowed by the regulations by approximately 440 square feet. The subject property is located at 415 19th Avenue West Laurel (the West Laurel Interchange). The property may be described as Westbrooks Subdivision, Lot 7A1, Amended Tract 6A and 7A and a portion of Track 5 less Highway Right-of-Way in Section 17, Township 02 South, Range 24 East 4156

Public comment is encouraged and can be provided in person at the public hearing at the Planning Board meeting on December 18, 2025. Public comment can also be made via email to the Planning Director, or via letter to the Planning Department office at 115 West 1st Street Laurel, MT 59044. A copy of the applications and supporting documentation is available for review upon request at the Planning Department office. Questions regarding this public hearing may be directed to the Planning Director at 406.628.4796 ext. 5305, or via email at cityplanner@laurel.mt.gov.