



**Agenda
City of Laurel
City/County Planning Board
Wednesday, August 19, 2026
6:00 PM
City Hall**

Pledge of Allegiance

Roll Call

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.

General Items

1. Minutes from July 15, 2026

New Business

2. Appoint New Vice Chair

Old Business

3. Glantz PUB - Geotechnical Investigation Report
4. LUPA Update

Other Items

5. Citizen Correspondance

Announcements

6. Potential for the next meeting will be September 16, 2026

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.

**MINUTES
CITY OF LAUREL
CITY/COUNTY PLANNING BOARD
WEDNESDAY, JULY 15, 2026**

A City/County Planning board meeting was held in Council Chambers and called to order by County Vice chair Jonathan Klasna at 6:00 pm on July 15, 2026.

Board Members Present:

<u> X </u> Tom Canape	<u> </u> Richard Herr	<u> X </u> Paul Thomae
<u> </u> Ron Benner	<u> X </u> Laura Kirschenmann	<u> X </u> Mike Waters
<u> x </u> Judy Goldsby	<u> X </u> Jonathan Klasna	

Others Present:

Amber Hatton – Deputy Clerk Treasurer
Forrest Sanderson – Contract Planner
Kurt Markegard - CAO
Brent Moore – Interstate Engineering
Tom Llewellyn – Steven Glantz 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.*

None

Disclosure of Ex Parte Communication - None

Public Hearing

1. Steven Glantz Planned United Development Zone Change Request

Vice Chair Klasna asked contract planner, Forrest Sanderson to present staff report PUD-26-01-Steven Glantz Planned Unit Development Zone Change Request. See Attached report.

Vice Chair Klasna asked Tom Llewellyn, the developer of Planned unit development, if he would like to speak. Tom introduced himself and discussed his background and knowledge of developing a PUD subdivision. He also passed out a flyer. See attached.

Tom had acquired an engineering firm to have the water test the height and length of the water table so he can build a good home. Unfortunately, he had just received the report but did not have a chance to review the report from the engineers. He will make sure with the engineers; the build will be done properly. He feels that these PUD's are a good option for

affordable housing. Tom also stated that he is in communication with another property owner that would be interested in him building more PUD's.

Board member ask about the garage size and felt that they were too small for the majority of vehicles. Tom insisted that they would fit a standard sized vehicle. Board member was also concerned about the size of the driveway. Tom explained that he knows what he can and cannot do. If they must make a larger garage and driveway, that will cut down on the number of properties and will then increase the price of the property so they will no longer be considered affordable housing. If the City doesn't want this, then he can walk away.

Boad member also asked if the 32' road will be blacktop, curb and gutters? Tom confirmed they did.

Board member asked about the location across from the school and the impact of kids being dropped off picked up. Tom mentioned that the school is creating some kind of parking. They won't be creating a problem with parking on the street. The developers will also have to put in a new ditch and cover that so the fire department and garbage can drive through the subdivision.

Vice chair Klasna asked if there were any other commits for the public hearing. Richard Klose, 511 Cottonwood Laurel MT, addressed the board with his concerns of the number of properties and not having any provisions for water runoff. There has to be some kind of containment area to contain the water, or it could flood other properties. Richard is also concerned about the traffic in that area with people going to work and kid drop-offs that will create a traffic problem.

Tom mentioned again that he still needs to read the reports from the engineers to make sure it's safe to build. He is confident that they will build it right.

Vice chair Klasna asked 3 times if there are any other proponents to speak. There being none, they moved on.

Vice chair Klasna asked if there were any opponents that wish to speak. Forrest Sanderson received an email from board member Ron Benner which was read into record. See attached email.

Vice Chair Klasna asked 3 times if there were any more opponents for this public hearing. Hearing none, the hearing was closed.

Vice Chair opened the floor for discussion. Board member asked, in the staff report, if they recommend for approval, did staff consider the drainage being part of the consideration. Forrest explained that is part of the Factors to Consider that the board needs discuss. This is part of the report submitted.

Board member asked if the loop road was one entrance or 2 entrance. There are 2 outlets. There are concerns with the traffic being back up with the 2 schools and 12 housing units.

Paul Thomae made a motion to table the Steven Glanz Planned Unit Development until we get more in-depth engineering plans and provisions. Judy Goldsby seconded the motion for the item to be tabled. There was no other discussion. The motion to table passed 6/0.

General Items

2. Minutes from May 20, 2026

Motion made by Mike Waters to approve minutes from May 20, 2026, seconded by Paul Thomae. There was no public comment. Motion passed 6-0.

New Business

3. Steven Glantz Planned Unit Development Zone Change Request

Motion was made to table this item during the public hearing until the August 19th meeting.

Old Business

4. Interstate Engineering MLUPA Update

Brent Moore, with Interstate Engineering, updated the board on what they have done in past couple months. See attached. They have established an online survey. They plan to be at the farmers market in August.

Other Items

5. None

Announcements

6. Date for next meeting will be August 19, 2026, at 6:00 PM. The board will need to elect a new City County Planning Board Chair to replace Richard Klose.

Adjournment:

Motion by Tom Canape to adjourn the meeting, seconded by Laura Kirschenmann. There was no public comment. Motion passed 6-0.

There being no further business to come before the Board at this time, the meeting was adjourned at 7:15 PM.

Amber Hatton

Deputy Clerk Treasurer



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

STAFF REPORT PUD-26-01
Steven Glantz Planned Unit Development Zone Change Request
June 24, 2026

RLMF-PUD

BACKGROUND:

The City of Laurel is an incorporated City within the State of Montana with powers established under the Constitution of Montana XI.4. The power and processes for the City to establish zoning regulations are found in §76-2-301 et. seq. M.C.A.

The Laurel Zoning Regulations provide for flexibility in the design and development of lots within the City via the Planned Unit Development (PUD) section of the regulations. By law a PUD is an OVERLAY on the prevailing zoning district and in most cases is used to add or modify uses, development standards, height limits, setbacks and other performance standards of the prevailing zoning or subdivision regulations. Mr. Glantz has a preferred pattern of development on his property but the RLMF limits the number of residential structures per lot to a maximum of four (4). To offset the development density, the developer is proposing an internal looped subdivision road that will be 32 feet wide. The access road has been accepted as sufficient by Public Works and Emergency services.

Because a PUD is zoning assignment our charge is to consider the rational nexus for zoning. We also must look at the overall development to ensure that the deviations requested do not create a future issue for the city or the owners of the homes in the development.

The application materials address several other points that outline the anticipated benefits of the project. The application materials are incorporated into this report by reference.

LEGAL DESCRIPTION:

Parcel B1 A2 on COS 2385 (24) located in Section 9, Township 02 South, Range 24 East, P.M.M., City of Laurel, Yellowstone County, Montana. The property is located in approximately the 900 Block of Alder Avenue across the street from the Laurel Middle School.

APPLICANT/AGENT:

Steven W. Glantz LLC
7025 Lakeshore
Billings MT 59106

Tom Llewellyn
1643 Lewis Ste 3 - 1
Billings MT 59102

EXISTING CONDITION:

The subject property is tract land (not within a platted subdivision) within the City of Laurel. The property is served by public water, sewer, streets, solid waste, is surrounded by RLMF, R-7500, and County RT Zoning Designations, the property is 1.343 (58,500 Square Feet) in size. Unlike other zone change requests, the Laurel PUD Process does not have a minimum lot area of 2.07 acres to submit an application.

PROCESS:

- The application for a Zoning Map Amendment (Zone Change) was submitted on March 17, 2026, and is scheduled for a public hearing on July 15, 2026, by the Laurel Zoning Commission.
- The Zoning Commission following the Public Hearing may propose changes to the proposed PUD modification by may not impose conditional modifications to the zoning and map. The change may only be recommended for approval, approval as amended, or denial. In all cases, the decision must be supported by findings of fact and conclusions related to the rational nexus for the adoption of zoning or zoning amendments.
- 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 and an Ordinance of the City Council on First Reading on August 11, 2026.
 - Should the Zoning Commission recommendation be denial and it is upheld by the City Council on First Reading, the request is deemed denied.
 - Should the Zoning Commission recommendation for approval or approval as amended, pass on First Reading, another public hearing and Second Reading and adoption will be scheduled.
- If passed on Second Reading, the new zoning map assignment would become effective 30-days post Second Reading.

ZONES INVOLVED: Existing and Proposed

- RLMF- Residential Light Multi Family.
 - The Residential Light Multi-Family zone is intended to provide a suitable residential environment for medium-density (up to a fourplex) residential dwellings. The area is usually served by a public water and sewer system.
 - The RLMF provides for the construction of a 4-plex on a 10,000 square foot lot.

- PUD – Planned Unit Development.
 - The planned unit development zone is intended to provide a district in which the use of the land is for the development of residential and commercial purposes as an integrated unit.

SITE DESIGN STANDARDS:

PUD shall comply with the following site design standards

17.08.031 BUILDING SITES

The configuration and arrangement of development shall provide each lot and building with a suitable site that minimizes disturbance of sloping hillsides protects natural resources and is serviceable by adequate infrastructure.

17.08.032 ACCESS

Safe and adequate vehicular access shall be provided to all lots and building sites to accommodate routine and emergency accessibility.

17.08.033 NATURAL RESOURCES

Natural resources shall receive greater protection than is routinely provided by standards of the Ordinance or other state and federal regulations. Examples of compliance with this standard include but are not limited to:

A. SETBACKS

Providing greater setbacks from water bodies and wetlands than required by other sections of this Ordinance or by the state and federal regulations, or

B. HILLSIDES

Avoiding the disturbance of hillsides that is otherwise permitted by other sections of this Ordinance, or

C. WILDLIFE

Protecting wildlife habitats and migration corridors.

17.08.034 CONNECTIVITY, CIRCULATION

The roadway system shall maximize connectivity to the adjoining streets and promote efficient circulation within the PUD.

17.08.035 PEDESTRIAN SYSTEM

A safe and logical system of sidewalks, trails, and pathways shall provide convenient pedestrian connections throughout the PUD and to adjoining neighborhoods.

17.08.036 INTEGRATION, COMPATIBILITY

Site design and the arrangement of land uses shall integrate the PUD with surrounding developments and maximize compatibility with neighboring properties. The PUD design shall blend with the existing development pattern and street network of the City.

17.08.037 HUMAN INTERACTION

Site design, arrangement of buildings and open spaces, and the circulation system shall provide places for and promote interaction among the residents and workers occupying the PUD

17.08.038 GROWTH POLICY

A PUD application shall demonstrate in a convincing and persuasive way that the proposed development will implement the goals and strategies of the Laurel Growth Policy

REQUIRED FINDINGS:

Approval of a PUD shall require the Planning Board/Planning Commission making the following findings of fact:

17.08.051 GROWTH POLICY

- The PUD implements the goals and strategies of the Laurel Growth Policy.

17.08.052 CONSISTENT WITH PURPOSE, INTENT

- The PUD is fully consistent with the stated purpose and intent of this Section and in no way contradicts the purpose and intent of this Section.

17.08.053 COMPLIES WITH STANDARDS

- The PUD fully complies with all applicable standards of this Section and this Ordinance.

17.08.054 NO ADVERSE IMPACT

- The PUD creates no significant adverse impact to neighboring property and does not negatively impact natural resources.

STATEMENT OF STANDARDS:

Upon approval of a PUD, the owner shall prepare a Statement of Standards for review by the Zoning Administrator that describes the specific uses, development standards, deviations from the underlying zoning standards, and conditions of approval. This Statement of Standards shall be approved as to form by the City Attorney and upon approval by the City Council, recorded in the land records of Yellowstone County.

FACTORS TO CONSIDER:

- The RLMF allows for the construction of four (4) units on a 10,000 square foot lot.
- The proposal is to construct 12 units on one (1) parcel.
- The internal road system is proposed to be privately owned with a 32-foot driving surface. The internal road will be open to public use and not gated.
- The proposal is to provide water, sewer and access to each unit by extension of private roads and mains.
- That a will serve letter for water, sewer, and solid waste for the project is issued by the Laurel Public Works Department.
- The project will need DEQ approval for water, sewer, stormwater, and solid waste.
- The entire neighborhood is subject to high ground water levels which may limit the overall development plan and pattern.
- The high groundwater table may adversely affect the ability to retain or detain storm water on the property at full development.
- The location of fire hydrants will need to be approved by the Laurel Fire Department.

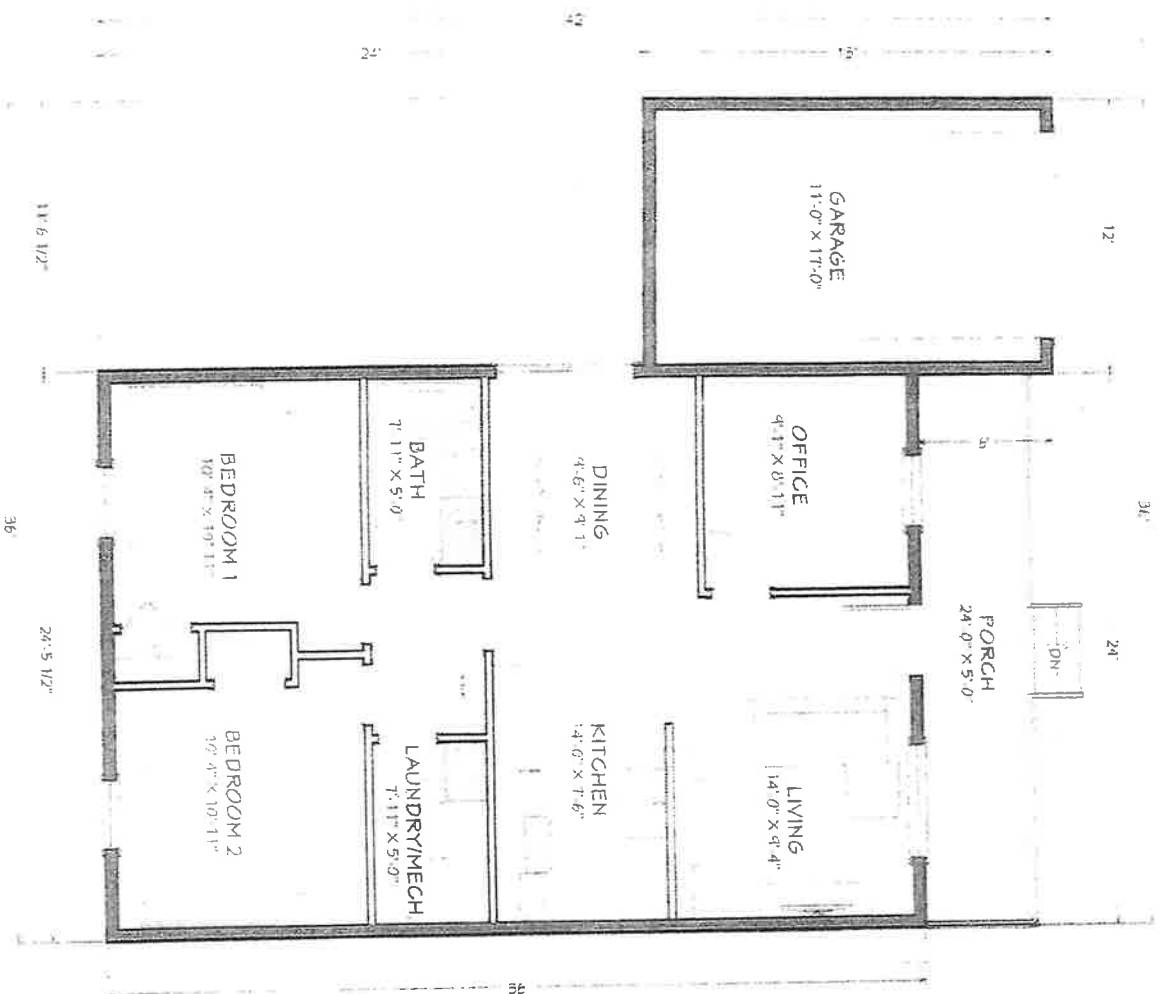
- There is an existing buried irrigation ditch adjacent to the property along Alder Avenue. The proposed loop access points will need to be installed in accordance with the Nutting Drain companies' approval and standards.
- The developer may not use the Nutting Drain for storm water management.
- There may be a subdivision of the property at some point in the future but the project may be able to proceed without subdivision.
- As of the date of this report we have not received any comments for or against the proposal.

RECOMMENDATION:

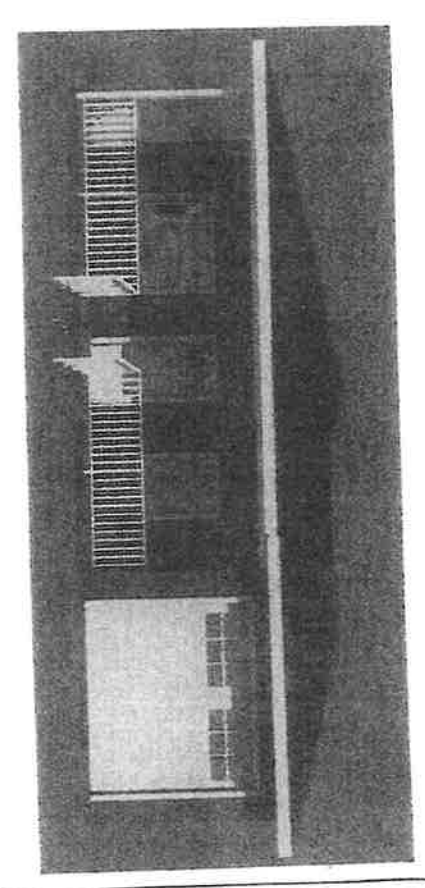
Staff Recommends that the Zoning Commission find that the requested zoning, subject to conditions, is consistent with the Laurel-Yellowstone Growth Policy; that the PUD is consistent with the purpose and intent of the Laurel Zoning, that the PUD generally complies with the required Standards, and will have no Adverse Impact on surrounding properties or the natural resources. Further, that the Zoning Commission recommend that the City Council adopt the Zoning Classification of RLMF - PUD on Parcel B1 A2 on COS 2385 (24) located in Section 9, Township 02 South, Range 24 East, P.M.M., City of Laurel, Yellowstone County, Montana.

SUGGESTED FORM OF MOTION:

1. I move to adopt Staff Report pud-26-01 as findings of fact and conclusions of law.
2. I move to recommend that the City Council adopt the requested zoning RLMF – PUD subject to the following conditions:
 - a. The internal road system is proposed to be privately owned with a 32-foot driving surface. The internal road will be open to public use and not gated.
 - b. The proposal is to provide water, sewer and access to each unit by extension of private roads and mains.
 - c. That a will serve letter for water, sewer, and solid waste for the project is issued by the Laurel Public Works Department.
 - d. The project will need DEQ approval for water, sewer, stormwater, and solid waste.
 - e. The entire neighborhood is subject to high ground water levels which may limit the overall development plan and pattern.
 - f. The high groundwater table may adversely affect the ability to retain or detain storm water on the property at full development.
 - g. The location of fire hydrants will need to be approved by the Laurel Fire Department.
 - h. There is an existing buried irrigation ditch adjacent to the property along Alder Avenue. The proposed loop access points will need to be installed in accordance with the Nutting Drain companies' approval and standards.
 - i. The developer may not use the Nutting Drain for storm water management.
 - j. There may be a subdivision of the property at some point in the future but the project may be able to proceed without subdivision.



SAMPLE UNIT - 881 S.F. LIVABLE AREA
 1/8" = 1'-0"



FRONT VIEW
 NO SCALE

*PORCH OPTIONAL, IF WE DON'T EXCEED
 MAXIMUM LOT COVERAGE

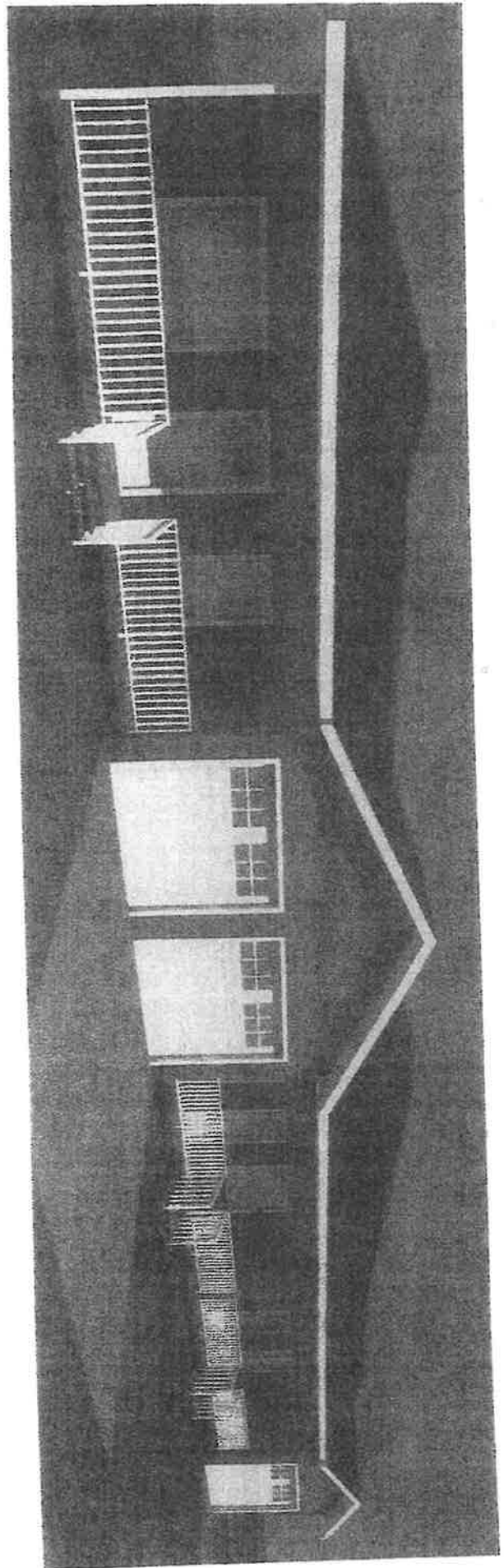


CLIENT:
 Tom Llewellyn

PROJECT ADDRESS:
 Alder Avenue, Laurel MT
 Certificate of Survey 2385

Geocode
 03-0821-04-1-04-21-0000

DATE:
 3/13/2026



FRONT VIEW
NO SCALE



CLIENT:
Tom Lluellyn

PROJECT ADDRESS:
Alder Avenue, Laurel MT
Certificate of Survey 2385

Geocode
03-0821-04.1 04.21-0000

DATE:
3/13/2026

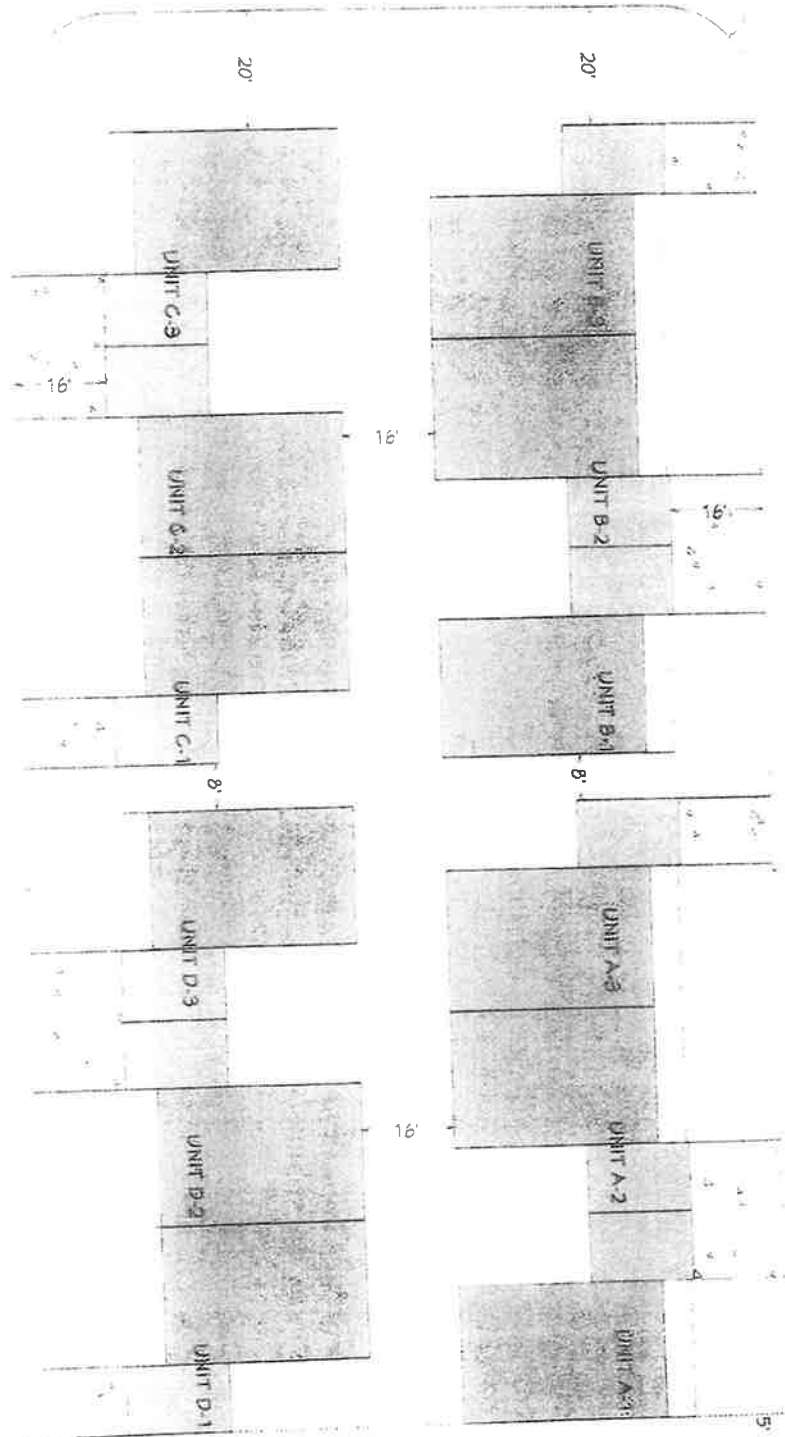
5'

5' turn radius
at corners

32'

20'

20'



32' private road

setback

20'

5' sidewalk

ALDER AVENUE



PRELIMINARY PLOT PLAN
1/32" = 1'-0"



CLIENT:
Tom Liwelljn

PROJECT ADDRESS:
Alder Avenue, Laurel MT
Certificate of Survey 2385

Geocode
03-0821-04-1-04-21 0000

DATE:
3/13/2026

Planning board questions & concerns to be addressed on Wednesday's Planning board meeting

From Ron Benner <ron@smocvision.com>

Date Mon 7/13/2026 6:11 PM

To Ward 4B <ward4b@laurel.mt.gov>; Ward 1B <ward1b@laurel.mt.gov>; Forrest Sanderson
<ForrestSanderson@PeaksPlanning.onmicrosoft.com>

Forest, Richard and Tom,

Here are some comments for the planning board meeting on Wednesday evening.

Planning Board:

I apologize for not being present at tonight's meeting but I have a conflict that has me out of town. I am sending this with some concerns that need to be addressed. The first is regarding an agenda item / hearing. The other concerns are for the growth plan.

A. Public Hearing on zoning change

1. The meeting packet for the Meeting on Wednesday July 15th is confusing at best. There is a hearing scheduled for a zoning change. The material provided lacks detail. It took me a while to figure out which property this covered (a small plot on the east side of Alder – just north of the middle school and west of the new intermediate school). What made this more confusing was that additional information was supplied with information about town homes on Monad road townhomes. I do not understand what this information is attached for?

Now the concern for this project. I do like the concept. This is going to be a tight development and with a single entrance off alder I believe there is a risk for getting emergency personal in and out. That is not a full road and with the on one side and the ditch on the other side all turns are going to be tight. At some point that road will need to be widened and I'm not sure where the easement is but that will affect this development or worse off affect any road widening.

This area is a swamp. The paper work says the DEQ will need to approve the site for water, sewer and waste water. Ground water will make building there problematic (the school is having issues with ground water and the road they are putting across their property just south of this proposed development. Waste water will also be the real problem. Where is the water going to go with 12 units, roads and driveways? There will be very little open ground to soak up runoff. Where is a catch pond for runoff? Pushing runoff into Nutting Drain is not an option. The ditch between the proposed development and the west side of alder is an irrigation ditch and can not be dumped into. Just like the schools (Middle and Intermediate) there will need to be a water holding area- catch pond that is not shown or mentioned in the proposal and request.

Finally- This high density housing (12 units) on a narrow incomplete road adjacent to two schools with very busy traffic and only one entrance is not in my view right for this area.

It will further congest traffic unless there is a plan to widen Alder from East Maryland, south to where 7th should run. A much smaller single or duplex development may be a better fit.

I would urge the planning board to not approve the zoning changes on the grounds that it does not create a benefit for this area and in fact, will create multiple problems with traffic, waste water, pedestrian traffic, future road development and emergency services.

B) Growth Policy update

1. At the May meeting we were presented with a plan to move forward with Interstate Engineering on land use planning. With the cancellation of last month's meeting, we are now behind and have missed some opportunities to bring in community voices. The job we are tasked with is big. We will have some important decisions to make, and we need to not just get this done, but get it done with community input and involvement.

As you all are aware, for the last 8 months there have been a lot of community questions regarding the growth plan for Laurel. "Where is it? Is it being followed?" This update needs to answer those questions and allow the town's residents to participate. The modifications to the growth plan that we will be asked to make per the newest MLUPA laws. These changes have the possibility of dramatically impacting many of the city residents. My guess is that more than a few are not going to like the changes to their neighborhoods the MLUPA changes will create.

The recent developments on the west end of town and the potential impact on homeowners from the MLUPA changes demand that we, as a board, need to press to have this entire process as open, transparent and engaging with the community as possible. We need to create opportunities for people to show up and allow them to ask questions, help educate them and ourselves on what the options are as well as the impact to them and their neighbors. Our final document should have people's concerns address in it and not just create concerns for not allowing them to be part of the process.

Last Tuesday night at the City Council workshop, a concerned citizen asked about the process and the outreach. She expressed concern that there was not a "booth" for discussion and questions - only someone handing out a card that directed people to website for a survey. She expressed disappointment with this and asked the council not to allow this as the only means of input.

I believe it's our duty to open next month's meeting for public comment and input. We will have to hope we have more to work with to discuss, but it is important that we let people know that this process is happening and community participation is needed.

We were given a timeline that we chose due to its ambition. I believe we are behind it. We have not had a community workshop. We have missed several community events, so the timeline listed as TASK 3 – COMMUNITY ENGAGEMENT given in the May packet, as I see it is still just getting started. We are 2 months behind on the time line, we have not even held our first "joint workshop". The presentation we were given at the MAY meeting was not in any way a workshop, and it did not involve any public input. We should not and do not want to skip any steps, especially any community participation opportunities just to catch up. It's better to delay the outcome and do this right than to move just to catch up.



INTERSTATE

- Infrastructure capacity (Roads, Water, Sewer) — alignment with Water and Sewer Engineering Reports and capital improvement benchmarks
- Economic snapshot — major employers, commercial and industrial areas, employment land inventory, tax base, and development trends
- Environmental constraints — floodplains, natural hazards, sensitive natural areas, and conservation priorities
- Community facilities and public services — schools, parks, recreation, intergovernmental coordination, and service delivery capacity
- Transportation — mobility, access, circulation, freight, and multimodal connections
- Historic and cultural resources — community identity, place-making, and historic preservation priorities

Task 3 – Community Engagement

Community engagement will be conducted throughout the project to ensure the Land Use Plan reflects local priorities and is supported by all stakeholders. Our strategy is built on a simple principle: **meaningful input requires meeting people where they are.** Rather than relying solely on traditional meetings, we will provide multiple, accessible pathways for people to participate in the planning process, such as pop-up events, surveys, interviews, on-site engagement, and targeted outreach.

Our engagement approach emphasizes clarity, inclusion, and action. It builds on past efforts while responding to new opportunities and momentum. We will ensure that residents, business owners, civic groups, and stakeholders have clear, consistent ways to contribute, both within and beyond formal meetings. Engagement strategies will reflect Laurel's culture and the day-to-day realities of the community's life. Our role is to help meet community needs with clarity and professionalism, providing confidence in both process and outcome.

Engagement metrics will be tracked and quantified from the beginning of the project to ensure statutory compliance and confirm outreach strategies are reaching a broad cross-section of the Laurel community.

- Planning Commission meetings – Kickoff to discuss project timeline; regular updates on all phases of the project, including existing conditions review; visioning and growth scenarios; topical discussions, draft land use plan; and adoption-related hearings
- Online survey and interactive map — An Online Community Survey will be launched at project kickoff providing a mobile-friendly platform for residents and business owners to share ideas and priorities. An interactive online mapping platform will allow users to identify and comment on geographic areas of concern and value.
- Community events (3) — The project team will coordinate with City staff to participate in community events, such as Rock the Block on May 29, to raise awareness about the planning process. Community Workshops will be held at two locations in Laurel using collaborative, map-based exercises.
- Stakeholder Interviews (6) — Confidential Key Stakeholder Interviews will be conducted early in the process. Target groups include the School District, major employers, the Chamber of Commerce, the development and real estate community, neighborhood associations, and civic organizations.
- Project website or engagement platform — The project team will design and host a dedicated project website or other engagement platform, such as ArcGIS StoryMaps, to serve as the central hub for all public outreach, information, and resources including maps, FAQs, draft documents, and survey links.

Task 4 – Visioning and Goals

Based on all feedback received during the engagement phases and informed by the Existing Conditions findings, the team will develop the following foundational planning elements:

- Community vision statement — A forward-thinking and adaptable vision statement for the future of Laurel, addressing future challenges such as demographic shifts, housing delivery, infrastructure growth,



If I were in the room with the board, I'd ask Brett: (a) how he is going to adjust the timeline from what it was to how it's going to be and what the plan is to adhere to the new timeline; and (b) if there is a plan to better engage the community than simply handing out cards and asking people to use those cards to fill out a web survey. This is not what we were told would occur in the proposal or in the follow-up conversation at the May meeting.

Planning Board Meeting Schedule and Agenda Items - December 2019 - June 2020

The onset of the COVID-19 pandemic curtailed meetings of the Planning Board between March and June of 2020. Compiling the policy components and preparation of narrative portions continued during this time under the previously established schedule. The chart below shows the Planning Board and City Council meetings in which the Growth Management Policy Update was presented.

Laurel Growth Management Policy Update 2020 - Meeting Schedule			
Date	Purpose	Task	Outcome
December 11, 2019	Approve Schedule and Contacts	Initial Visioning Discussion	Invites to Agencies
January 8, 2020	Disc: Chapters 1&3	Introduction, Purpose and Common Goals	Work Session
February 12, 2020	Disc: Chapters 4&5	Community Profile, Employment Forecast	Work Session
February 26, 2020	Disc: Chapter 6	Land Use	Work Session
March 11, 2020	Disc: Chapter 7	Future Land use	Work Session
March 25, 2020	Disc: Chapter 8	Housing	Work Session
April 8, 2020	Disc: Chapter 9	Infrastructure	Work Session
April 22, 2020	Disc: Chapter 10	Transportation	Work Session
May 13, 2020	Disc: Chapter 11	Economic Development	Work Session
May 27, 2020	Disc: Chapters 12&13	Public Services, Facilities & Recreation Plan	Work Session
June 10, 2020	Disc: Chapters 3, 14, 15	Community Goals, Natl Resources & Implementation	Work Session
June 24, 2020	Review Document	Review Completed Chapters	Work Session
July 22, 2020	Planning Board Review	Chapters 3, 7, 7.5, 8, 9, 10, 11, 13	Work Session
August 19, 2020	Planning Board Review	Review Draft Document	Schedule Public Hearing
October 21, 2020	Planning Board Public Hearing	Full Document Review and Approval	Resolution of Adoption
November 3, 2020	City Council Discussion Session	Full Document (PB Approved)	Preliminary Presentation
November 17, 2020	City Council Workshop	Full Document (PB Approved)	City Council Review and Comments
November 24, 2020	City Council Public Hearing	Receive Public Comment, Approve Resolution of Adoption	Resolution of Adoption
December 24, 2020	Final Adoption	30 Day Comment Period	Adoption of Growth Management Policy

December 8, 2023	Legal Advertisement Published in Yellowstone County News	Community Public 2 nd Notice	Public Notice
December 15, 2023	Legal Advertisement Published in Yellowstone County News	Community Public 3 rd Notice	Public Notice
December 20, 2023	Planning Board Public Hearing	Full Document Review and Approval	
TBD	City Council discussion Session	Full Document	Preliminary Presentation
TBD	City Council Workshop	Full Document	City Council Review and Comments Preliminary Presentation City Council Review and Comments
TBD	County Commissioners Discussion Session	Full Document	
TBD	County Commission Discussion Session	Full Document	
TBD	Legal Advertisement Published in Yellowstone County News	Community Public 1 st Notice - City	Public Notice
TBD	Legal Advertisement Published in Yellowstone County News	Community Public 1 st Notice - County	Public Notice
TBD	Legal Advertisement Published in Yellowstone County News	Community Public 2 nd Notice - City	Public Notice
TBD	Legal Advertisement Published in Yellowstone County News	Community Public 2 nd Notice - County	Public Notice
TBD	City Council Public Hearing	Receive Public comment, Approve Resolution of Adoption	Resolution of Adoption
TBD	County Commissioners Public Hearing	Receive Public Comment, Approve Resolution of Adoption	Resolution of Adoption
TBD	Final Adoption	30 Day Comment Period	Adoption of Growth Management Policy

3. The board should be asking a few questions:

- a. Was the 2023 update approved by the council?
- b. Did the hearings take place?
- c. If so, can the current document be updated to reflect that?
- d. If no action was taken, can the city council (council members) offer an explanation?
- e. If no action was taken, was this a rejection of the 2023 update?
- f. If the planning board is going to do a new update (as directed by the state and a consultant hired by the city council), what are we updating? The 2020 growth plan that has been approved by city council or the 2023 update to the growth plan (that has not been taken up by the city council)?

This is not the first time there is questionable information posted on the website. When old, outdated information is posted it is misleading and looks poorly on the city. When new information is withheld, it is worse. The recent conflicts the city has had have been challenging and with community questions surrounding the growth plan, I would think the city should make a sustained effort to assess that only accurate, up to date information is accessible? If the city website is under construction- a disclaimer should pop up that informs the user that the site is under construction maybe only partial information if

Any significant expansion of scope, including additional public meetings beyond those listed, zoning audit and update, or preparation of subdivision regulation revisions as separate documents, will be addressed through a written Scope and Fee amendment agreed to by both parties following adoption of the land use plan.

Project Schedule

The timeline below provides an overall framework to complete each task outlined in the Scope of Work. We are ready to begin work immediately and are committed to devoting the proposed personnel and resources for the entire length of time necessary to complete the Laurel Land Use Plan by October 31, 2026.

Task / Milestone	Timing
TASK 1 — PROJECT MANAGEMENT	
1.1 Budget, Schedule & Work Plan Strategic Kickoff Meeting	May 2026
1.2 Ongoing Coordination with Staff & Elected Officials	May – October 2026
1.3 Project Branding & Communications	May - October 2026
TASK 2 — EXISTING CONDITIONS ANALYSIS	
2.1 Data Request & GIS Base Mapping	May 2026
2.2 Existing Conditions Research & Field Analysis	May – June 2026
2.3 Existing Conditions Memo & Staff Review	June 2026



INTERSTATE

TASK 3 — COMMUNITY ENGAGEMENT

3.1 Kickoff Joint Workshop –Planning Commission	May 2026
3.2 Online Survey Launch & Interactive Mapping Platform	May 2026
3.3 Key Stakeholder Interviews	May – June 2026
3.4 Community Event #1	May 2026
3.5 Community Workshop #1	June 2026
3.6 Community Event #2	July 2026

TASK 4 — VISIONING & GOALS

4.1 Vision Statement Development & Staff Review	June – July 2026
4.2 Growth Principles & Priority Values Framework	July 2026

TASK 5 — FUTURE LAND USE PLAN & POLICY FRAMEWORK

5.1 Draft Land Use Plan	August 2026
-------------------------	-------------



INTERSTATE

Project Approach

This proposal builds upon the momentum captured in Laurel's recent planning efforts and supports a community-driven vision for growth, connection, and investment. We have designed a work plan that reflects both regional understanding and best practices in planning and public participation. Our approach centers on inclusive community engagement, ensuring diverse perspectives shape the outcomes of the plan.

Our project team combines national experience with deep local knowledge. This allows us to bring best practices from the national stage and tailor them to fit Laurel's unique needs and assets.

We strongly believe that a successful Land Use Plan for Laurel must be shaped by those who live, work, and invest in the community. By collaboratively engaging with residents and creating unique opportunities for meaningful dialogue to develop Laurel's Land Use Plan will ensure as a true community document for years into the future. Even if not explicitly stated, the following sections acknowledge and will comply with the requirements outlined in MCA 76-25, Section II.

Task 1 – Project Management

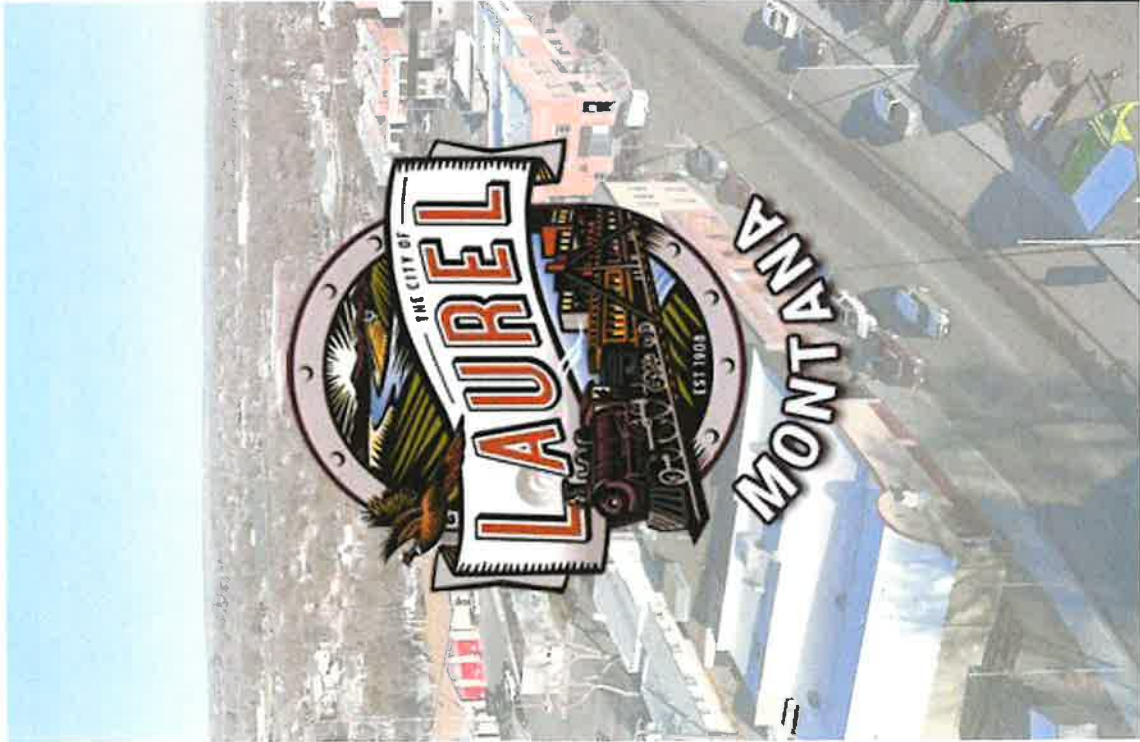
Establish and maintain project structure, communications, and coordination with City staff and officials throughout all phases of the project.

- **Budget, Schedule and Work Plan** — The project team will develop and maintain a detailed project budget, schedule, and work plan from kickoff through final adoption. This includes regular check-in calls with the Contract Planner and City staff, meeting agendas and notes with action items, and monthly invoices with percentage-complete breakdown by task. The project team will work with the Planning Commission beginning at their May meeting. The meeting will confirm project goals, objectives, and expectations to help guide the project team's actions and decisions through the remainder of the project. This may also include a tour of the city to allow staff to discuss specific neighborhoods, opportunities, and other key planning areas with the team.
- **Coordination with Staff and Elected Officials** — The project team will maintain clear, consistent communication with the City's Contract Planner and key staff throughout the project. The team will provide agenda-ready materials for Planning Commission and City Council sessions and will support the City in communicating project progress to elected and appointed officials. Our team adapts easily to changing needs throughout the project timeline.
- **Project Branding & Communications** — The project team will utilize and maintain applicable in-person and online communication tools to share project information with stakeholders to ensure updates reach people where they are. We will also develop a recognizable project brand to help build trust in the project with the public. This branding will be applied to all project materials, the project website, email blasts, and social media content.

Task 2 – Existing Conditions Analysis

A thorough baseline assessment of existing data and current conditions is an essential first step. The project team will build off the City's 2023 Growth Policy, Zoning and Subdivision Regulations, Water and Sewer Engineering Reports, and other relevant documents. We will conduct field visits and host stakeholder conversations to capture on-the-ground realities and highlight the community's strengths and challenges. The plan will include inventories and descriptions of all elements required by MCA 76-25-203, including:

- **Population and housing trends** — demographic profile, population projections through 2045, household characteristics, housing supply, and affordability analysis
- **Land use inventory and zoning overview** — current land use patterns, zoning districts, buildable land inventory, development capacity, and identification of key opportunity and constraint areas



MONTANA LAND USE PLANNING ACT (MLUPA)

PLANNING COMMISSION, JULY 15

Professionals You Need, People You Trust.

www.interstate.engineering

MONTANA LAND USE PLANNING ACT

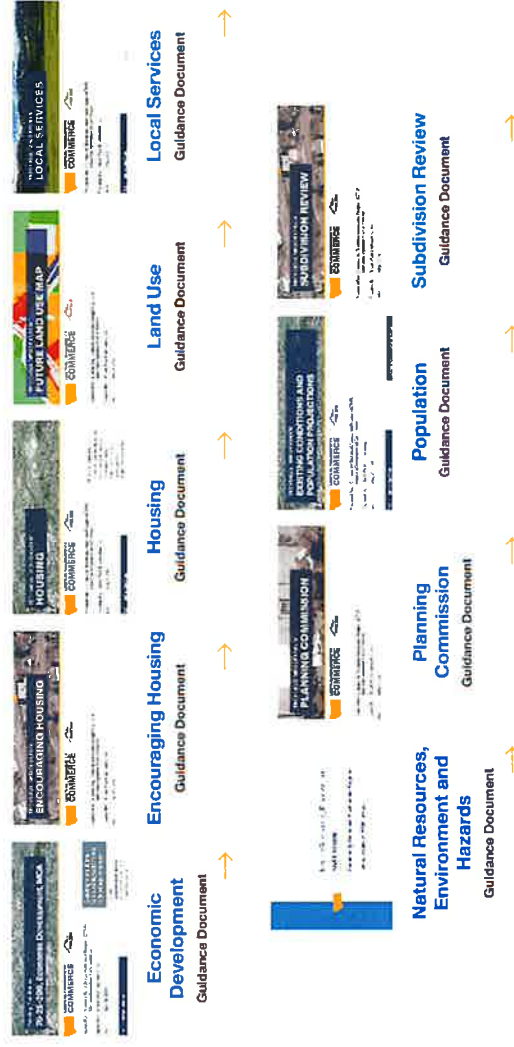
[Montana Land Use Planning Act | MT DOC](#)

- Growth Policy 2.0 - Mandatory Goals
- Sufficient Land for Housing and Services
- Implement pro-housing zoning strategies
- Maintain predictable planning outcomes
- Engage the public in citywide planning

Chapter 25. Montana Land Use Planning Act: Table of Contents, Title 76, MCA
PLANNING COMMISSION AND MONTANA LAND USE PLANNING ACT TRAINING



GUIDANCE ON KEY ELEMENTS OF MONTANA LAND USE PLANNING ACT



PROJECT GOALS & OBJECTIVES

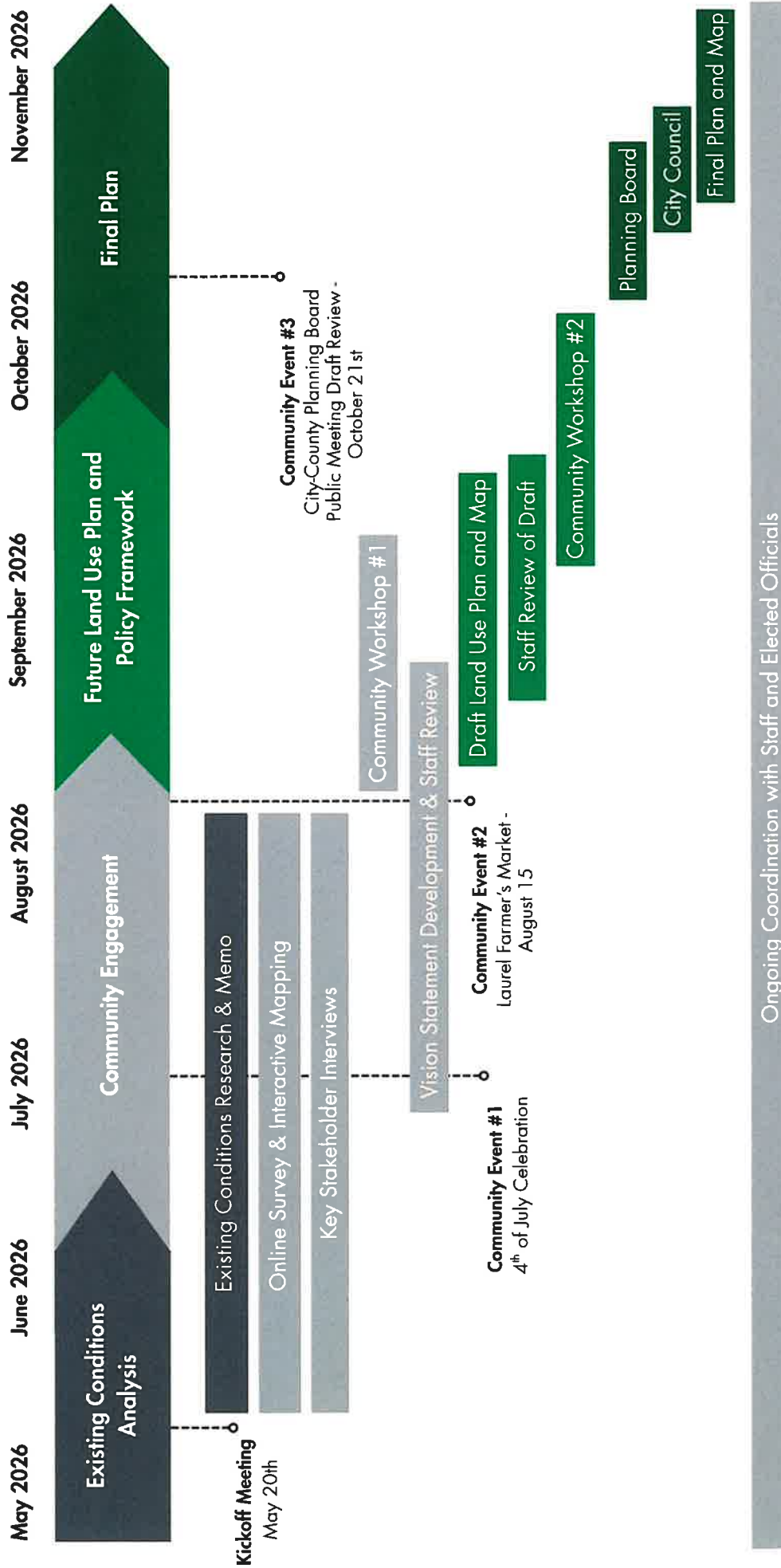
- **Goal**

- Update Laurel's 2020 Growth Policy to comply with the Montana Land Use Planning Act (MLUPA)
- Complete by end of 2026, an expedited timeframe

- **Objectives**

- Create a robust and responsive public engagement plan
- Guide future growth
- Align development with infrastructure capacity
- Provide a clear framework for land use
- Next Phase in 2027 – Implementation - subdivision and zoning updates
- Prepare a Future Land Use Map (FLUM) for Laurel and adjacent properties (ETJ?)

LAUREL LAND USE PLANNING PROCESS



WHAT WE'VE DONE

- **Stakeholder Meetings**

- Superintendent Matt Torix, Laurel Public Schools (June 25th)
- Angela Klein-Hughes, A Haus of Realty (June 8)
- Laurel Chamber of Commerce (July 13)

- **Community Engagement**

- 4th of July Celebration (July 4)
- Community Survey
 - 32 responses as of July 14
- Project Website: www.LaurelForward.com



WHAT WE'VE DONE

- **Existing Conditions**

- Windshield Tour (June 8)
- Public Works Discussion (June 8)
- Initial Mapping
 - Existing Land Use
 - Future Growth Areas



SURVEY RESULTS (As of July 14)

- 32 responses
- People like Laurel for the **small-town feel** and generally think the city is a **close-knit and safe** place to live.
- People have concerns about infrastructure.

Q41 How would you rate the quality of the roads in Laurel?



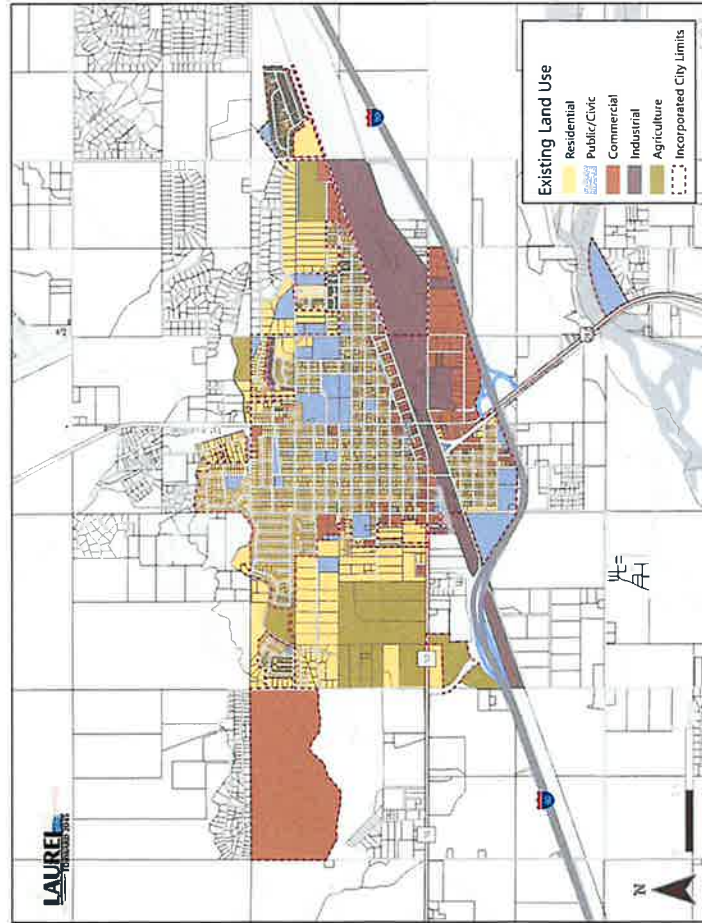
Q42 How would you rate the quality of the sidewalks in Laurel?



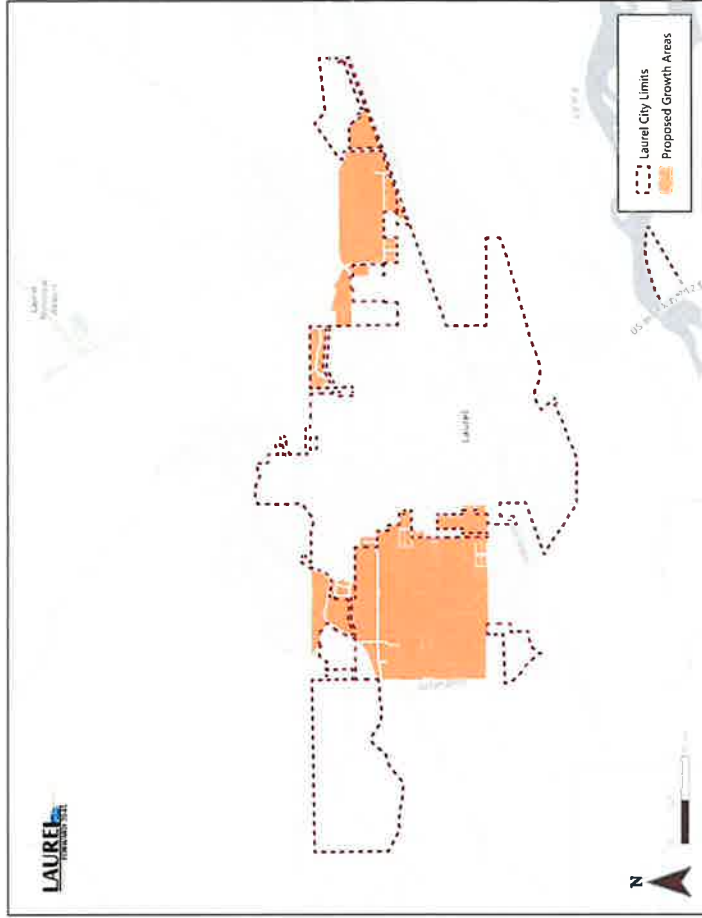
- Most responses say there are **not enough recreation opportunities** in town.
- People generally feel **safe** in Laurel and think the school, police department, fire department, and EMS serve the community well, but believe **emergency responders are understaffed and under-resourced**.

MAPS

Existing Land Use

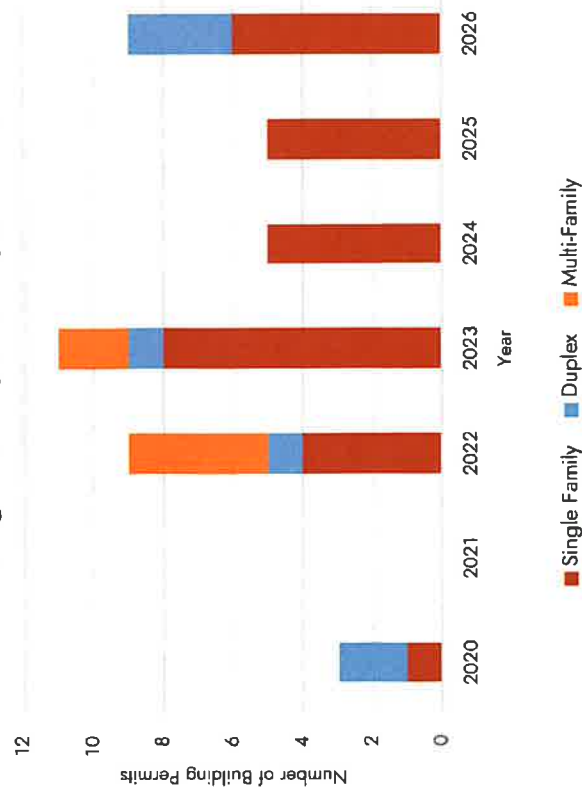


Future Growth Areas

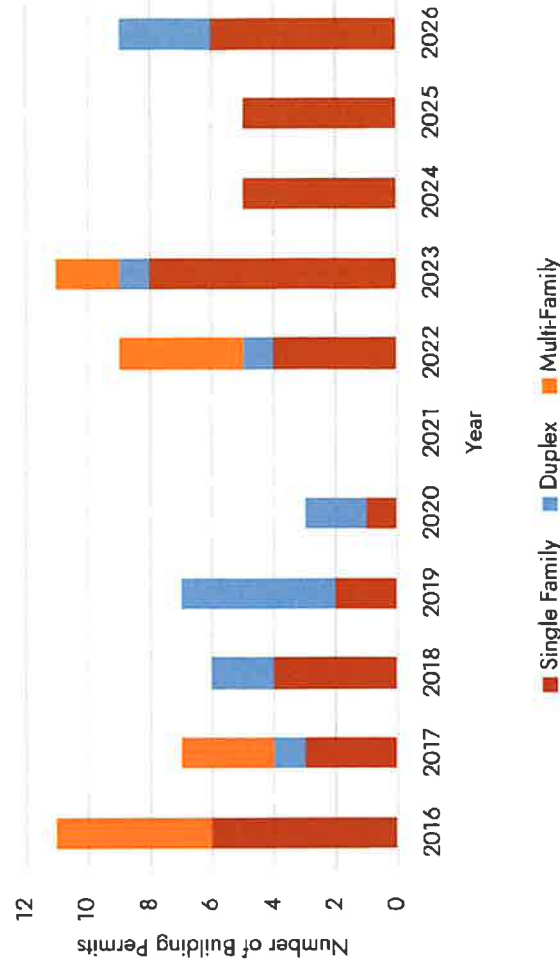


HOUSING

Housing Permits (2020 - April 2026)



Housing Permits (2016 - April 2026)



WHERE WE'RE GOING

- **Stakeholder Meetings**
 - Laurel Rotary Club (July 21)
- **Community Engagement**
 - Laurel Farmer's Market (August 15)
- **Existing Conditions**
 - Existing Conditions Memo (August 19)
- **Community Workshops**
 - Land Use, Developer Input, Infill Development, Other?



DEVELOPMENT/ REDEVELOPMENT SCENARIOS

- Imagining the future (AI)
 - West Laurel Entryway Commercial District
 - School-Owned Properties
 - North Side
 - Old High School
 - Streetscape Improvements
 - Connectivity Corridor (US Highway 10)
 - Repurposed Structures (Downtown Adjacent)
 - Welcome to Laurel Sign



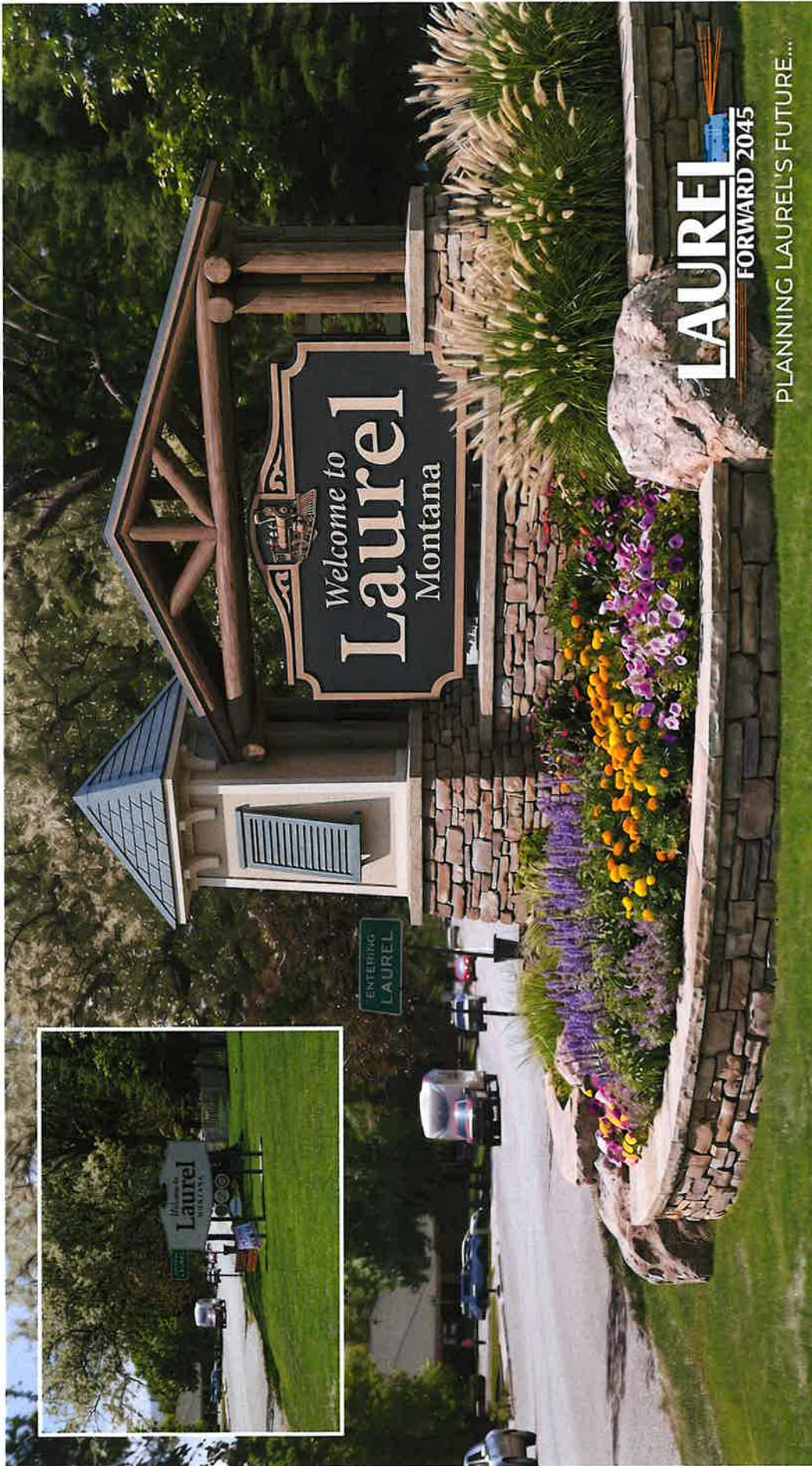


LAUREL

FORWARD 2045

PLANNING LAUREL'S FUTURE...





LAUREL
FORWARD 2045

PLANNING LAUREL'S FUTURE...





LAUREL

FORWARD 2045

PLANNING LAUREL'S FUTURE...





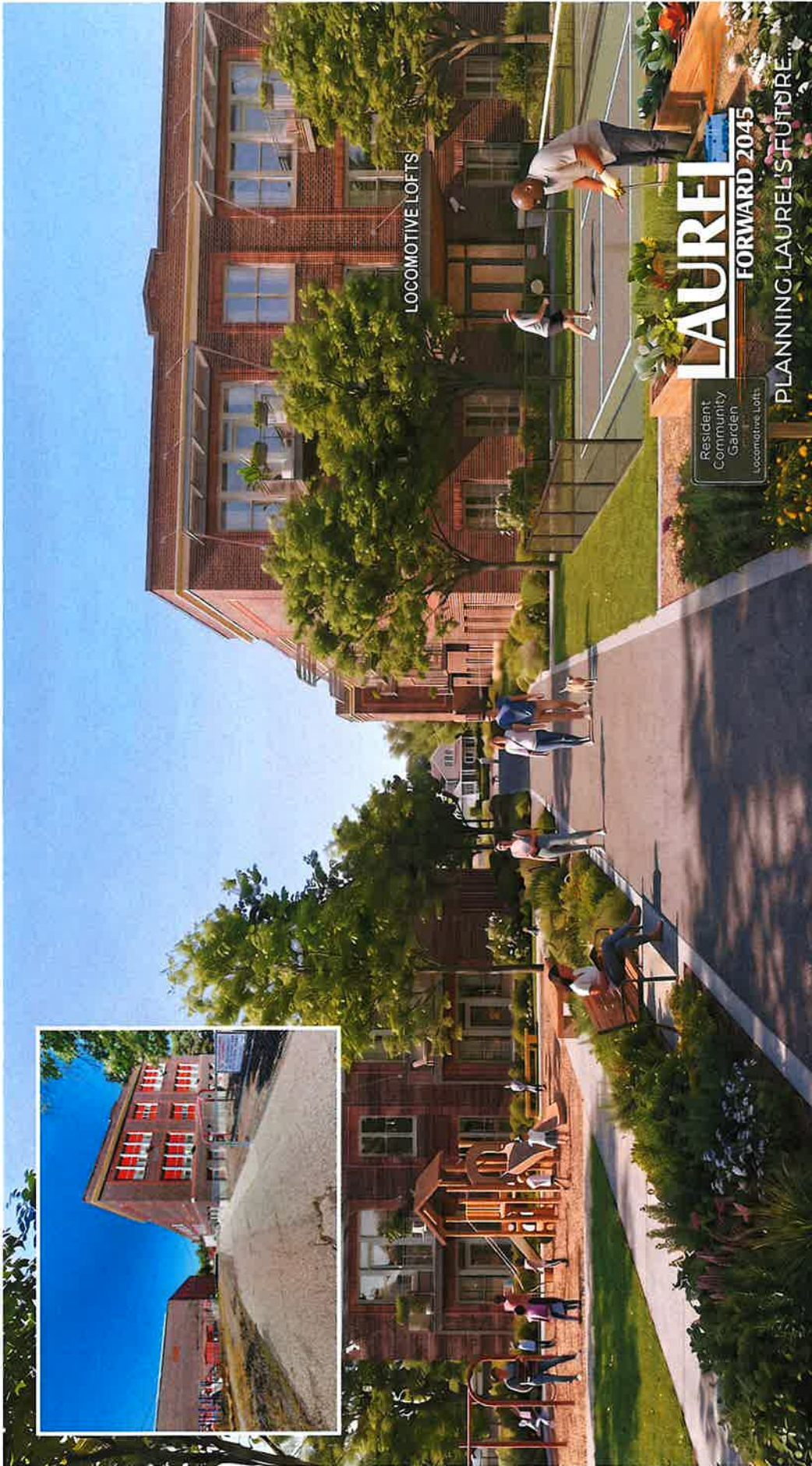


LAUREL

FORWARD 2045

PLANNING LAUREL'S FUTURE...







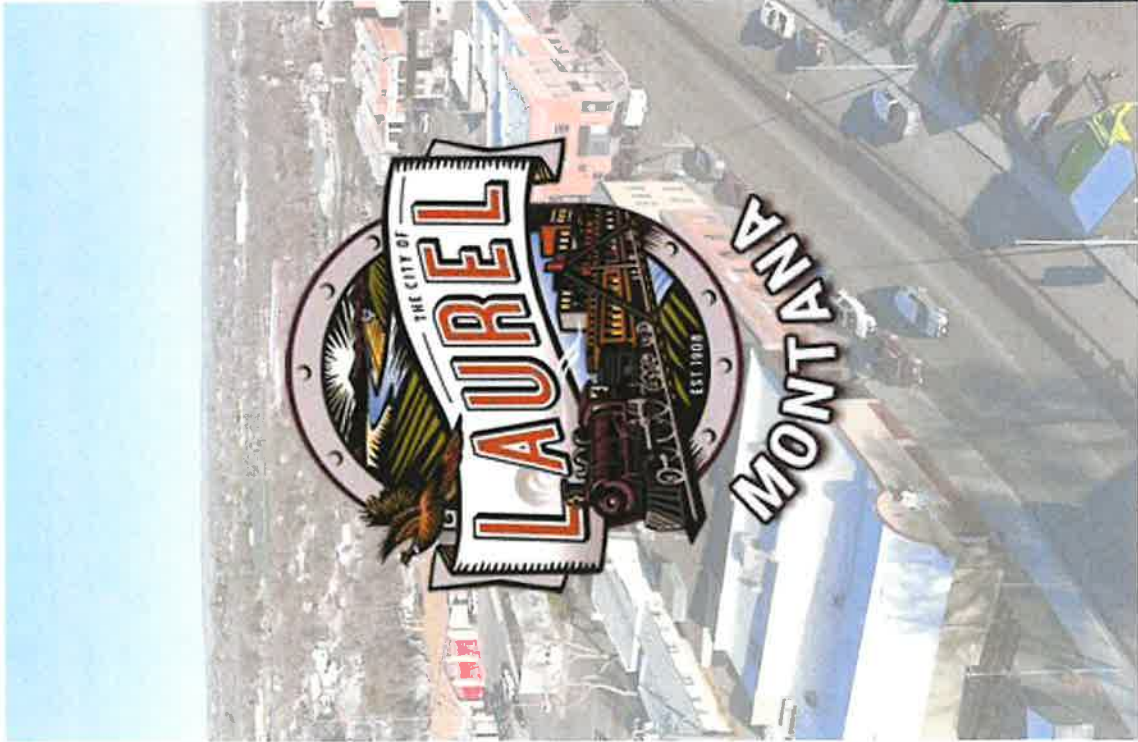
LAUREL
FORWARD 2045
PLANNING LAUREL'S FUTURE





DISCUSSION

- School District Properties/Partnerships
- Any comments or questions?

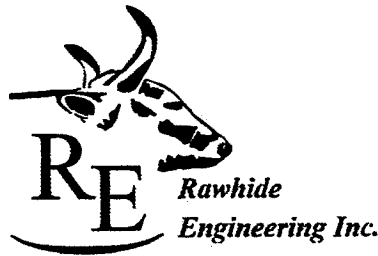


THANK YOU!



Professionals You Need, People You Trust.

www.interstate.engineering



July 14, 2026

Stahly Engineering
2223 Montana Avenue, Suite 201
Billings, MT 59101

**SUBJECT: Geotechnical Investigation Report
 1.3 Acre Parcel
 Alder Avenue
 Laurel, Montana**

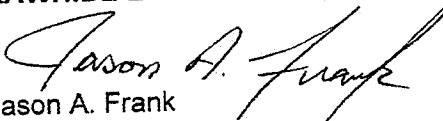
Dear Mr. Simek:

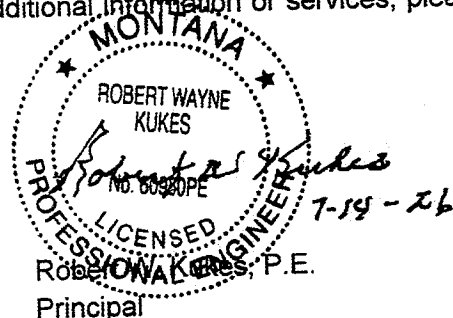
This report presents the results of our geotechnical investigation for the 1.3 Acre Parcel, located on Alder Avenue in Laurel, Montana. This project includes a loop road on the exterior and 4 to 6 duplex units. The site location and boring locations are shown on the Vicinity/Site Map shown on Plate 1 at the end of this report. This site is proposed to have 4 to 6 duplexes.

Our recommendations contained in this report are based on exploratory borings, laboratory testing, engineering analysis, and preparation of this report. The recommendations required to design foundations and utility installation are contained in the attached report. These conclusions and recommendations, along with restrictions and limitations on these conclusions, are discussed in the attached report.

We appreciate this opportunity to be of service to you, and look forward to future endeavors. If you have any questions regarding this report or need additional information or services, please feel free to call the undersigned.

Sincerely,
RAWHIDE ENGINEERING, INC.


Jason A. Frank
Principal



Enclosures: Report (1 hard copy, 1 pdf)

TABLE OF CONTENTS

	<u>PAGE</u>
INTRODUCTION	1
Project Description.....	1
Scope of Service.....	1
Authorization	1
Professional Statements and Limitations	1
PROPOSED CONSTRUCTION	2
FIELD INVESTIGATION	2
LABORATORY TESTING	2
Moisture Content Tests.....	3
Soil Classification Tests.....	3
Resistivity and pH Tests	4
SUBSURFACE SOILS AND GROUNDWATER	4
RECOMMENDATIONS	4
Excavations	4
Material	5
Placement and Compaction	5
FOUNDATIONS.....	5
Shallow Foundations.....	5
Structural Fill.....	6
Compaction Requirements.....	7
CONCRETE SLAB-ON-GRADE.....	7
ASPHALT PAVEMENT SECTION	7
SITE DRAINAGE	8
 <u>APPENDICES</u>	
A Plates	

July 16, 2026

**GEOTECHNICAL INVESTIGATION REPORT
1.3 ACRE PARCEL
ALDER AVENUE
LAUREL, MONTANA**

INTRODUCTION

Project Description

This report is to determine the subsurface soils on this site and provide recommendations for development of residential property. The project also includes utilities and a pavement section. The four to six duplexes will be on Alder Avenue in Laurel, Montana as shown on the site map, Plate 1 at the end of this report.

Scope of Services

Our scope of services for this project consisted of the following:

1. Drilling 3 exploratory borings to a depth of 15 feet below existing site grades.
2. Laboratory testing to determine the characteristics of the site soils for use in engineering design.
3. Engineering analysis to aid in the design of structure foundations.
4. Provide information as to the existing groundwater conditions at the time of our exploration.
5. Provide recommendations for earthwork and construction on the site.

This study did not include evaluations of site seismicity, liquefaction, faulting, or other potential geologic or environmental hazards. This study did not include a groundwater study or the design of a dewatering system.

Authorization

Authorization to proceed with our work on this project was provided on June 8, 2026.

Professional Statements and Limitations

Recommendations presented in this report are governed by the physical properties of the soils encountered in the exploratory borings, laboratory testing, current groundwater conditions, the project layout, and design data described in the following proposed construction section.

The recommendations presented in this report are based on exploratory boring locations shown on the site map. Variations in soils may exist between the explored locations and the nature and extent of soil variations may not be evident until construction occurs. If subsurface

conditions other than those described in this report are encountered and if project design and layout is substantially altered from the information in this report, Rawhide Engineering should be notified so that recommendations can be reviewed and amended, if necessary.

This report has been prepared for design purposes for our client and specifically for this project in accordance with the generally accepted standards of practice at the time the report was written. No warranty, either expressed or implied, are intended or made.

Other standards or documents referenced in any given standard cited in this report, or otherwise relied upon by the authors of this report, are only mentioned in the given standard; they are not incorporated into it or "included by reference," as that latter term is used relative to contracts or other matters of law.

PROPOSED CONSTRUCTION

It is our understanding that this project will include four to six duplexes for residential development with utility installation and a structural pavement section. Structural loads were estimated by Rawhide Engineering and will have continuous footing loads of 1.5 to 2 kips per lineal foot.

FIELD INVESTIGATION

In order to determine and evaluate the subsurface conditions across the site, 3 exploratory borings were completed using a truck mounted drill rig equipped with solid stem augers provided by Rawhide Engineering. Boring depths were 15.0 feet below the existing ground surface. The location of the borings shown on the Vicinity/Site Map were dimensioned from property corners with the site map provided. This location should be considered accurate only to the degree implied by the method used.

The field investigation was under the direct control of an experienced member of our geotechnical staff who logged the soil conditions for each boring. Samples were obtained from bulk samples during the boring excavation. The bulk samples were examined by field personnel, logged and sealed to prevent moisture loss prior to laboratory testing. After completion, the groundwater level in the boring was recorded and the borings were backfilled using the excavated material.

The boring logs included at the end of this report are labelled B-1 through B-3. A boring log legend and a description of the Unified Soil Classification System used to identify the soils is included with the boring logs.

LABORATORY TESTING

A laboratory testing program was utilized to provide the necessary data for engineering analysis of this project. The testing was used to evaluate the index and engineering properties specifically for the conditions encountered during our field exploration. The following program was used for this project.

Moisture Content Tests – ASTM D2216

Moisture content tests were conducted on selected samples obtained from the site. These tests were used to aid in identifying the current soil conditions and aid in classifying the soils. Moisture content tests are shown on the boring logs.

Soil Classification Tests – ASTM D422, D1140, D4318, D2487 and D2488

In order to classify the soils according to the Unified Classification System, soil gradations and Atterberg Limits test were conducted on selected samples. The results of this testing is shown below and on the boring logs.

Gradations and Atterberg Limits Tests

Percent Passing	
Sieve Size	B-3 @ 4.5-6.0'
No. 4	100
No. 10	100
No. 20	100
No. 40	99
No. 80	94
No. 200	88
Plastic Index	14.7
Unified Classification	Lean Clay (CL)

SITE CONDITIONS

The site is located on Alder Avenue in Laurel, Montana. The site is a vegetated lot with Alder Avenue on the east and developed and undeveloped residential property on the remaining sides. This parcel slopes approximately 1 foot in various directions. Drainage consists of infiltration and runoff to topographical low areas.

SUBSURFACE SOILS AND GROUNDWATER

The soil conditions encountered on the site generally consist of a layer of vegetated topsoil which was underlain by lean clay to depths 15.0 feet. The lean clay was soft to very soft and has a moderate to high plastic index. Groundwater was encountered in the borings at depths ranging from 10.9 to 11.4 feet during our exploration in July 2026. The boring logs should be reviewed at each location.

RECOMMENDATIONS

Prior to construction, the topsoil with vegetation layer should be stripped and removed from the site. It appears about 1.0 foot can be used as a reasonable estimate for average depth of stripping. **Prior to placing fill for the future building pads, the building pad area should be scarified, moisture conditioned and compacted to 95% of ASTM D698.** Excavations resulting from removal operations should be cleaned of all loose material and widened as necessary to permit access to compaction equipment.

Excavations

The contractor is ultimately responsible for the safety of workers and should strictly observe federal and local OSHA requirements for excavation shoring and safety. All temporary slopes should comply with OSHA requirements for Type A soils in the upper fine grained soils and Type C in the native gravel with sand. During wet weather, runoff water should be prevented from entering excavations.

It appears that excavation for footings and utility trenches can be readily made with either a conventional backhoe or excavator in the native soil materials. We expect the walls of the footing trenches in the near surface fine grained soils and lower gravel with sand to stand near vertically without significant sloughing. If trenches are extended deeper than five feet or are allowed to dry out, the excavations may become unstable and should be evaluated to verify their stability prior to occupation by construction personnel. Shoring or sloping of any deep trench walls may be necessary to protect personnel and provide temporary stability. All excavations should comply with current OSHA safety requirements for Type A soils in the upper fine grained soils and Type C in the gravel with sand. (Federal Register 29 CFR, Part 1926).

Backfills for trenches or other excavations within pavement areas should be compacted in six to eight inch layers with mechanical tampers. Jetting and flooding should not be permitted. We recommend all backfill be compacted to a minimum compaction of 97% of the maximum dry density as determined by ASTM D698. The moisture content of compacted backfill soils should be within 2% of the optimum. Poor compaction in utility trench backfill may cause excessive settlements resulting in damage to the pavement structural section or other overlying improvements. Compaction of trench backfill outside of improvement areas should be a minimum of 90% relative compaction.

Material - Pipe bedding shall be defined as all material within six inches of the perimeter of the pipe. Backfill shall be classified as all material within the remainder of the trench. Material for use as bedding shall consist of clean, granular materials, and shall conform to requirements for bedding material listed in the Standard Specifications.

Placement and Compaction - Pipe bedding shall be placed in thin layers not exceeding eight inches in loose thickness, and conditioned to the proper moisture content for compaction.

All other trench backfill shall be placed in thin layers not exceeding eight inches in loose thickness, conditioned to the proper moisture content, and compacted as required for adjacent fill. If not specified, backfill should be compacted to at least 97% relative compaction in areas under structures, utilities, roadways, parking areas, concrete flatwork, and to 90% relative compaction in undeveloped areas.

Foundations

Due to the soft lean clay soils, we are recommending that the conventional stem walls are over excavated 2 feet in depth and extend laterally 2 feet from the edge of the footings. The over excavation should be replaced with compacted structural fill. Prior to placing the structural fill, a layer of Tensar NXG100 or Mirafi BXG120 should be placed on the subgrade. A bearing capacity of 1,500 may be used for the structural fill reinforced with geogrid. Based on the structural loads, a settlement of less than $\frac{3}{4}$ inch may be used.

Structural fill shall be placed in layers, moisture conditioned, and compacted to 98% of ASTM D698. Exterior continuous footings should be 4.0 feet in depth to provide frost protection. Interior column footings should be embedded 1 foot in depth for confinement. Wall foundation dimensions should satisfy the requirements listed in the latest edition of the International residential Code. Reinforcing steel requirements for foundations should be provided by the design engineer.

The allowable bearing pressures, indicated above, are net values, therefore, the weight of the foundation and backfill may be neglected when computing dead loads. Allowable bearing pressures may be increased by one-third for short-term loading such as wind or seismic.

Resistance to lateral loads in the sandy lean clay may be calculated using an allowable passive equivalent fluid unit weight of 200 pounds per cubic foot and an allowable coefficient of friction of .38 applied to vertical dead loads. Both passive and frictional resistances may be assumed to act concurrently. An allowable active equivalent fluid pressure of 38 pounds per cubic foot may be used.

The International Building Code (IBC) site class for this project is Class D.

Structural Fill

Structural fill will be used beneath the footings and should consist of dense gravel with sand and conforming to the following gradation and plastic index.

Sieve Size	Percent Passing
3 Inch	100%
No. 4	25-65%
No. 200	<20%
Plastic Index	12 or less

All structural fill shall be placed in eight inch loose lifts and uniformly moisture conditioned to within +/-2% of optimum moisture content. The contractor shall provide and use sufficient equipment of a type and weight suitable for the conditions encountered in the field. The equipment shall be capable of obtaining the required compaction in all areas, including those that are inaccessible to ordinary rolling equipment.

Compaction Requirements

The following table lists the compaction requirements for structural fill, foundation backfill, utility trench backfill and street subgrade preparation.

COMPACTION REQUIREMENTS	
Structural Fill Beneath Foundations	98% of ASTM D698
Backfill Against Foundations	95% of ASTM D698
Utility Trench Backfill	97% of ASTM D698
Building Pad Construction	95% of ASTM D698

Concrete Slab-on-Grade Construction

Prior to constructing concrete slabs, the upper six inches of slab subgrade should be scarified, moisture conditioned to within 2% of optimum, and uniformly compacted to at

least 95% of maximum dry density as determined by ASTM D698. The building pad may be constructed using on site soils or imported fill and then covered by the base course. Scarification and compaction will not be required if floor slabs are to be placed directly on undisturbed compacted structural fill.

All concrete floor slabs should have a minimum thickness of four inches. Slab thickness and structural reinforcing requirements within the slab should be determined by the design engineer. **At least eight inches of crushed base aggregate should be placed beneath slab-on-grade floors to provide uniform support.** The aggregate base should be compacted to a minimum of 95% relative compaction.

In floor slab areas where moisture sensitive floor coverings are planned, an impermeable membrane (e.g. 10-mil thick polyethylene) should be placed over the base course to reduce the migration of moisture vapor through the concrete slabs. The impermeable membrane should be installed as required by the flooring manufacturer. Current literature from the American Concrete Institute and the Portland Cement Association recommend that the vapor barrier is placed on top of the crushed base course and the concrete is placed directly on the vapor barrier.

Pavement Sections

The recommended pavement structural section for the project presented below was calculated using the AASHTO pavement design procedure. Traffic loading information was not available at the issue of this report. If traffic loading information becomes available or if loading is anticipated to exceed assumed loading conditions, alternative pavement structural sections should be determined based on the provided loading information. In our analysis, we have assumed light-duty car parking of 150,000 ESAL's (18-kip ESAL) for the lifetime of the pavement for the parking areas. A CBR value of 3.0 was used for design of the pavement sections.

The existing vegetation should be removed from the site. The subgrade should be compacted to 95% of ASTM D698 prior to placing the base course.

PAVEMENT STRUCTURAL SECTIONS	
Traffic Condition	Recommended Minimum Structural Section
Light Duty Asphalt Section	3 inches of Asphaltic Concrete on 12 inches of 1 ½" Crushed Base Course on 8 inches of 6" minus pit run gravel

Aggregate base course thickness may be reduced in each alternate pavement structural section by approximately 20% with the use of geotextile fabric meeting AASHTO M 288-2000 class 1

requirements. If this alternative is selected, we can provide addition pavement structural sections.

It should be noted that the subgrade soils are likely to be prone to frost action during the winter and saturation during the wet spring months. The primary impact of frost action and subgrade saturation is the loss of subgrade and aggregate base strength. Pavement life will be increased if efforts are made to reduce the accumulation of excess moisture in the subgrade soils.

Subgrade and Aggregate Base

Subgrade Preparation - After completion of the utility trench backfill and prior to placement of aggregate base, the upper six inches of subgrade soil shall be uniformly compacted to at least 95% relative compaction. This may require scarifying, moisture conditioning, and compacting in both cut and fill areas.

Aggregate Base - Aggregate materials shall meet the requirements of the appropriate sections of the "Standard Specifications" for 1 ½ Minus Crushed Base Rock. The aggregate base materials must be approved by the Geotechnical Engineer prior to use.

After the subgrade is properly prepared, the aggregate base shall be placed in layers, moisture conditioned as necessary, and compacted by rolling to at least 95% relative compaction. The compaction thickness of aggregate base shall be as shown on the approved plans.

Asphalt Concrete Pavement

Materials - Aggregate materials for asphalt concrete in light and heavy traffic areas shall conform to the requirements listed for Type B bituminous aggregates of the "Standard Specifications." Asphalt concrete mixes shall utilize asphalt cement meeting the requirements of Section 02510 of "Standard Specifications". The mix design shall be based on the Marshall Method.

Placement and Compaction - The asphalt concrete material and placement procedures shall conform to appropriate sections of the "Standard Specifications." The asphalt concrete material shall be compacted to a minimum of 93% of the Theoretical Maximum Rice Specific Gravity.

Site Drainage and Infiltration

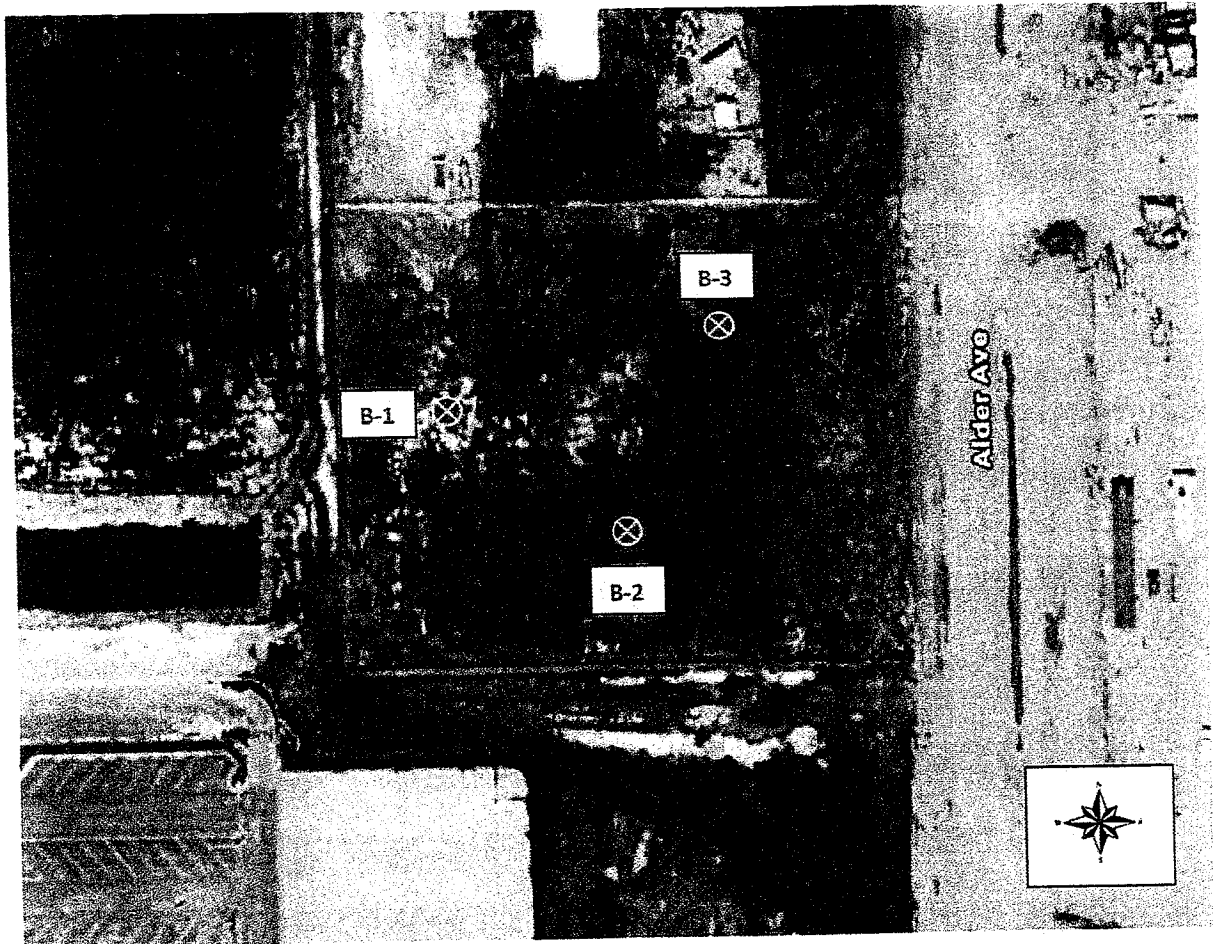
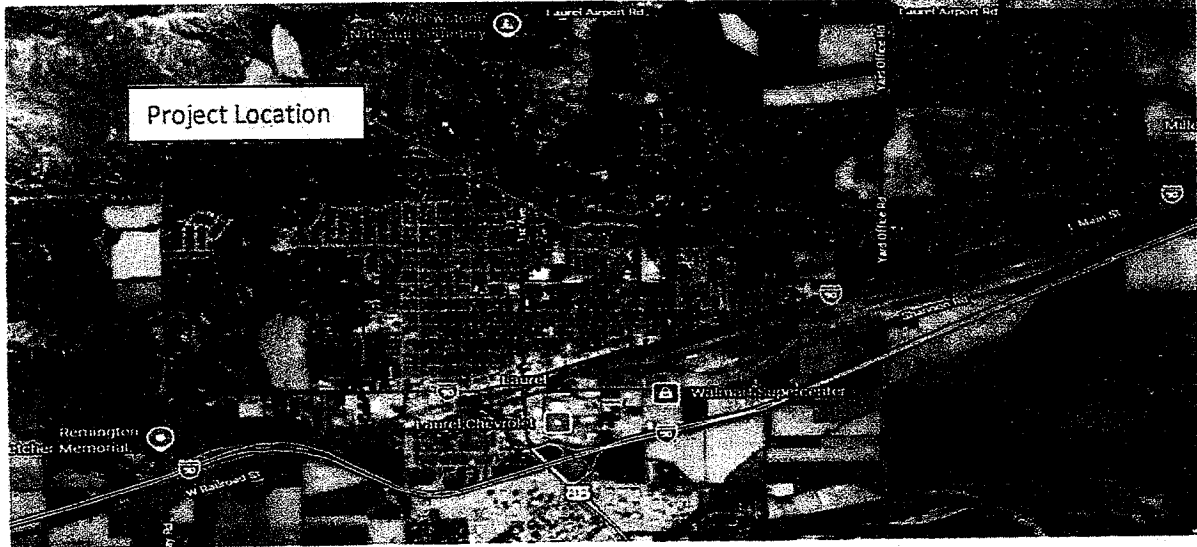
Final elevations at the site should be planned so that drainage is directed away from all foundations and concrete slabs. Parking areas should be designed to drain surface water off the sight and away from structures. According to the International Commercial and Residential Code, structures should be designed to have 6" of fall in the first 10 feet away from the structure. If this cannot be attained, drainage swales need to be constructed to drain water away from the structure and off of the site. Down spouts with 6 foot extensions should be used for residential structures.

The infiltration rate for this project in the lean clay is 0.20 inches per hour.

APPENDIX A

Plates

Site / Vicinity Map





**Rawhide
Engineering Inc.**

Boring Log

PROJECT: 1.3 Acre Parcel
 CLIENT: Alder Avenue
 LOCATION: Stahly Engineering
Laurel, Montana

LOGGED BY: J. Frank
 DRILL METHOD: Hollow Stem
 DRILLER: R. Kukes
 DATE: 7/1/26
 ELEVATION: _____

Depth (ft)	SAMPLES			USCS Symbol	BORING NUMBER: 1	Consistency	LABORATORY TESTING				
	Sample Type	Blows / 6 in.	Soil Pattern				Water Content (%)	Plastic Index (PI)	Minus #200 (%)	Sample Recovery	
					MATERIAL DESCRIPTION AND COMMENTS						
					Topsoil with Vegetation, Organics and Some Surface Gravels						
1				CL	Lean Clay with Sand - Brown, Moist, Soft, Medium Plastic Index						
2											
3											
4											
5		4		CL	Lean Clay - Brown/Light Brown, Moist to Wet, Soft to Very Soft, Moderate Plastic Index	F				1.2	
6		4									
7		3									
8											
9											
10		WH			Groundwater Level - 10.9 Feet	So				0.4	
11		1									
12		WH									
13											
14											
15					Boring Ends at Approximately 15.0 Feet Depth						
16					Groundwater Was Encountered at 10.9 Feet						
17											
18											
19											
20											



**Rawhide
Engineering Inc.**

Boring Log

PROJECT: 1.3 Acre Parcel
Alder Avenue
 CLIENT: Stahly Engineering
 LOCATION: Laurel, Montana

LOGGED BY: J. Frank
 DRILL METHOD: Hollow Stem
 DRILLER: R. Kukes
 DATE: 7/1/26
 ELEVATION: _____

Depth (ft)	SAMPLES			USCS Symbol	BORING NUMBER: 2	Consistency	LABORATORY TESTING			
	Sample Type	Blows / 6 in.	Soil Pattern				Water Content (%)	Plastic Index (PI)	Minus #200 (%)	Sample Recovery
MATERIAL DESCRIPTION AND COMMENTS										
					Topsoil with Vegetation, Organics and Some Surface Gravels					
1				CL	Lean Clay with Sand - Brown, Moist, Soft, Medium Plastic Index					
2										
3										
4				CL	Lean Clay - Brown/Light Brown, Moist to Wet, Soft to Very Soft, Moderate Plastic Index					
5		3				F				1.4
6		4								
7		3								
8										
9										
10		1			Groundwater Level - 11.0 Feet	So				0.2
11		WH								
12		WH								
13										
14										
15					Boring Ends at Approximately 15.0 Feet Depth					
16					Groundwater Was Encountered at 11.0 Feet					
17										
18										
19										
20										

6871 King Ave. West, Suite G1K, Billings, MT 59106 (406) 969-5305 Fax:(406) 969-5307



**Rawhide
Engineering Inc.**

Boring Log

PROJECT: 1.3 Acre Parcel
Alder Avenue
 CLIENT: Stahly Engineering
 LOCATION: Laurel, Montana

LOGGED BY: J. Frank
 DRILL METHOD: Hollow Stem
 DRILLER: R. Kukes
 DATE: 7/1/26
 ELEVATION: _____

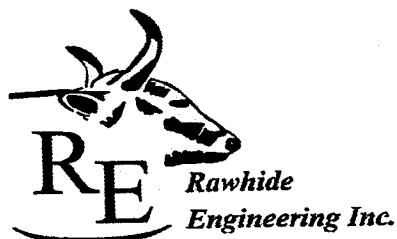
Depth (ft)	SAMPLES			USCS Symbol	BORING NUMBER: 3	Consistency	LABORATORY TESTING			
	Sample Type	Blows / 6 in.	Soil Pattern				Water Content (%)	Plastic Index (PI)	Minus #200 (%)	Sample Recovery
					MATERIAL DESCRIPTION AND COMMENTS					
1					Topsoil with Vegetation, Organics and Some Surface Gravels					
2				CL	Lean Clay with Sand - Brown, Moist, Soft, Medium Plastic Index					
3										
4										
5		3		CL	Lean Clay - Brown/Light Brown, Moist to Wet, Soft to Very Soft, Moderate Plastic Index	F	24.6	14.7	88.4	1.5
6		3								
7										
8										
9										
10		1				So				0.3
11		1			Groundwater Level - 11.4 Feet					
12										
13										
14										
15					Boring Ends at Approximately 15.0 Feet Depth					
16					Groundwater Was Encountered at 11.4 Feet					
17										
18										
19										
20										

BORING LOG LEGEND

MATERIAL DESCRIPTION		
Soil Pattern	USCS Symbol	USCS Classification
	FILL	Artificial Fill
	GP or GW	Poorly/Well graded GRAVEL
	GM	Silty GRAVEL
	GC	Clayey GRAVEL
	GP-GM	Poorly graded GRAVEL with Silt
	GP-GC	Poorly graded GRAVEL with Clay
	SP or SW	Poorly/Well graded SAND
	SM	Silty SAND
	SC	Clayey SAND
	SP-SM	Poorly graded SAND with Silt
	SP-SC	Poorly graded SAND with Clay
	SC-SM	Silty Clayey SAND
	ML	SILT
	MH	Elastic SILT
	CL-ML	Silty CLAY
	CL	Lean CLAY
	CH	Fat CLAY
	PCEM	PARTIALLY CEMENTED
	CEM	CEMENTED
	BDR	BEDROCK

CONSISTENCY					
Cohesionless Soils		Cohesive Soils		Cementation	
VL	Very Loose	So	Soft	MH	Moderately Hard
L	Loose	F	Firm	H	Hard
MD	Medium Dense	S	Stiff	VH	Very Hard
D	Dense	VS	Very Stiff		
VD	Very Dense				

SAMPLING	
	SPT
	Shelby Tube
	No Recovery
	Bulk Sample
	Water Table



UNIFIED SOIL CLASSIFICATION SYSTEM

Criteria for Assigning Group Symbols and Group Names Using Laboratory Tests^a

Criteria for Assigning Group Symbols and Group Names Using Laboratory Tests ^a				Soil Classification		
				Group Symbol	Group Name ^b	
Coarse Grained Soils More than 50% retained on No. 200 sieve	Gravels More than 50% of coarse fraction retained on No. 4 sieve	Clean Gravels Less than 5% fines ^c	$C_u \geq 4$ and $1 \leq C_c \leq 3^d$	GW	Well-graded gravel ^f	
			$C_u < 4$ and/or $1 > C_c > 3^d$	GP	Poorly graded gravel ^f	
		Gravels with Fines More than 12% fines ^c	Fines classify as ML or MH Fines classify as CL or CH	GM GC	Silty gravel ^{f, A, g} Clayey gravel ^{f, A, g}	
	Sands 50% or more of coarse fraction passes No. 4 sieve	Clean Sands Less than 5% fines ^c	$C_u \geq 6$ and $1 \leq C_c \leq 3^d$ $C_u < 6$ and/or $1 > C_c > 3^d$	SW SP	Well-graded sand ^f Poorly graded sand ^f	
		Sands with Fines More than 12% fines ^c	Fines classify as ML or MH Fines Classify as CL or CH	SM SC	Silty sand ^{f, g, h} Clayey sand ^{f, g, h}	
Fine-Grained Soils 50% or more passes the No. 200 sieve	Sils and Clays Liquid limit less than 50	Inorganic	$P_i > 7$ and plots on or above "A" line ⁱ $P_i < 4$ or plots below "A" line ⁱ	CL ML	Lean clay ^{f, j, k} Silt ^{f, j, k}	
		organic	Liquid limit - oven dried Liquid limit - not dried	< 0.75	OL	Organic clay ^{f, l, m, n} Organic silt ^{f, l, m, n}
		Sils and Clays Liquid limit 50 or more	Inorganic	P_i plots on or above "A" line P_i plots below "A" line	CH MH	Fat clay ^{f, l, m, n} Elastic Silts ^{f, l, m, n}
	organic		Liquid limit - oven dried Liquid limit - not dried	< 0.75	OH	Organic clay ^{f, l, m, n, o} Organic silt ^{f, l, m, n, o}
	Highly organic soils		Primarily organic matter, dark in color, and organic odor		PT	Peat

^aBased on the material passing the 3-in. (75-mm) sieve

^bIf field sample contained cobbles or boulders, or both, add "with cobbles or boulders, or both" to group name.

^cGravels with 5 to 12% fines require dual symbols: GW-GM well-graded gravel with silt, GW-GC well-graded gravel with clay, GP-GM poorly graded gravel with silt, GP-GC poorly graded gravel with clay.

^dSands with 5 to 12% fines require dual symbols: SW-SM well-graded sand with silt, SW-SC well-graded sand with clay, SP-SM poorly graded sand with silt, SP-SC poorly graded sand with clay

$$^e C_u = D_{60}/D_{10} \quad C_c = \frac{(D_{30})^2}{D_{10} \times D_{60}}$$

^fIf soil contains $\geq 15\%$ sand, add "with sand" to group name.

^gIf fines classify as CL-ML, use dual symbol GC-GM, or SC-SM.

^hIf fines are organic, add "with organic fines" to group name.

ⁱIf soil contains $\geq 15\%$ gravel, add "with gravel" to group name.

^jIf Atterberg limits plot in shaded area, soil is a CL-ML, silty clay.

^kIf soil contains 15 to 20% plus No. 200, add "with sand" or "with gravel," whichever is predominant.

^lIf soil contains $\geq 30\%$ plus No. 200 predominantly sand, add "sandy" to group name.

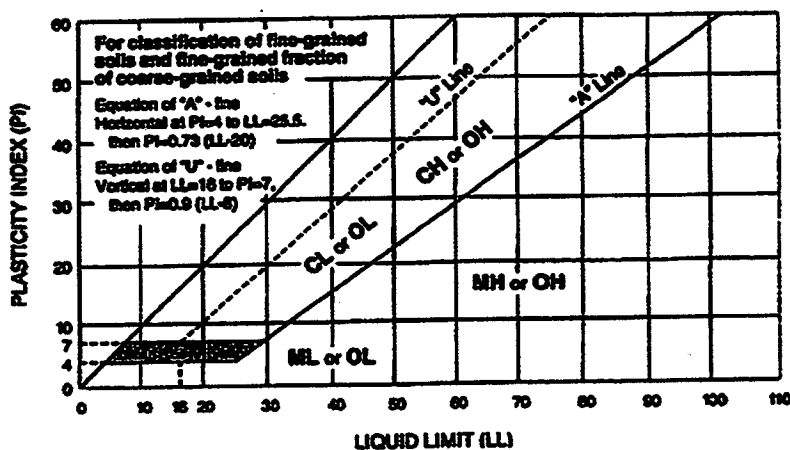
^mIf soil contains $\geq 30\%$ plus No. 200, predominantly gravel, add "gravelly" to group name.

ⁿ $P_i \geq 4$ and plots on or above "A" line.

^o $P_i < 4$ or plots below "A" line.

^p P_i plots on or above "A" line.

^q P_i plots below "A" line.



MEMORANDUM

To: Laurel Planning Board Members

From: Jennifer Lorenz, Vice President, Laurel CARED

Date: August 4, 2026

Subject: Growth Policy Update – Community Engagement and Timeline Concerns

Purpose

The purpose of this memorandum is to share concerns regarding the current public engagement efforts associated with Laurel's Growth Policy update and to encourage consideration of additional community outreach before the Growth Policy process moves forward.

Community Engagement

A Growth Policy is one of the most important planning documents our community will adopt. It establishes a long-term vision for Laurel and will influence decisions regarding land use, housing, transportation, infrastructure, economic development, parks, and the overall character of our city for years to come. Because of its significance, I believe it deserves a public process that is thorough, transparent, and representative of our community.

When Interstate Engineering was selected to facilitate this update, I understood that meaningful public engagement would be a central component of their work. While I appreciate the efforts that have been made, I do not believe the level of outreach to date reflects the level of engagement envisioned when the consultant was hired.

I recognize that not every outreach opportunity unfolded as originally planned. I understand that the Rock the Block event was canceled through no fault of Interstate Engineering. However, through conversations with the Laurel Chamber of Commerce, I learned that only one weekend at the Laurel Farmers Market was scheduled for Growth Policy outreach. Representatives also attended Laurel's Fourth of July celebration, but while that event attracts thousands of visitors, many attendees are from outside our community and are there primarily to enjoy the festivities rather than participate in discussions about Laurel's future.

As a result, I believe Laurel residents have had fewer opportunities for meaningful engagement than were originally envisioned. Surveys and booths at community events are valuable tools, but they should complement—not replace—multiple opportunities for

residents to learn about the Growth Policy, ask questions, discuss concerns, and help shape the future of their community.

I also reached out on behalf of Laurel CARED and offered to meet with Interstate Engineering to discuss additional opportunities for community outreach. My intent was not to influence the content of the Growth Policy, but to help identify ways to engage a broader cross-section of Laurel residents. Because Interstate Engineering has been meeting with community stakeholders, I believed it would be beneficial to meet with one of Laurel's largest community organizations to discuss strategies for increasing participation. To date, I have not received a response.

Timeline

I would also like to echo the concerns expressed by Dr. Benner regarding the project timeline.

From my perspective, the process has fallen behind the original schedule. Rather than compressing the remaining work to recover lost time, I believe the City should consider extending the timeline if necessary to fulfill the level of public engagement originally envisioned.

Once this Growth Policy is adopted, it will guide decisions affecting our community for decades. Taking additional time now to ensure meaningful public participation is, in my opinion, a worthwhile investment that will strengthen both the final document and public confidence in the process.

Recommendations

- Expand community engagement opportunities before the Growth Policy is finalized.
- Conduct additional public workshops and community conversations focused specifically on the Growth Policy.
- Continue outreach through neighborhood organizations, civic groups, businesses, schools, churches, and other community organizations.
- Consider extending the project timeline, if necessary, to ensure meaningful public participation can occur before recommendations are finalized.

Closing

This process should not be viewed as simply completing a statutory requirement. It is an opportunity to build public trust, strengthen relationships within our community, and create a shared vision for Laurel's future.

The Growth Policy ultimately belongs to the people of Laurel—not the Planning Board, the City Council, or the consultant. Our responsibility is to ensure every reasonable effort

has been made to engage the people who live, work, raise families, own businesses, and invest in this community.

Thank you for your time, your service, and your thoughtful consideration of these concerns.

Respectfully,

Jennifer Lorenz

Vice President, Laurel CARED

6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62