

**MINUTES  
CITY OF LAUREL  
CITY/COUNTY PLANNING BOARD  
WEDNESDAY, MAY 20, 2026**

A City/County Planning board meeting was held in Council Chambers and called to order by County chair Richard Klose at 6:00 pm on May 20, 2026.

**Board Members Present:**

<input checked="" type="checkbox"/> Tom Canape	<input checked="" type="checkbox"/> Richard Herr	<input checked="" type="checkbox"/> Paul Thomae
<input checked="" type="checkbox"/> Ron Benner	<input checked="" type="checkbox"/> Richard Klose	<input checked="" type="checkbox"/> Mike Waters
<input type="checkbox"/> Judy Goldsby	<input checked="" type="checkbox"/> Jonathan Klasna	

**Others Present:**

Amber Hatton – Deputy Clerk Treasurer  
Forrest Sanderson – Contract Planner  
Kelly Gauslow – Accounts Payable  
Brent Moore – Interstate Engineering  
Shawn Baker – Love’s Travel Center  
Forrest Mandeville – Lazy JX Subdivision

**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. Love’s RV Park Conditional Use Permit –**

Chair Klose opened the public hearing and asked staff to present.  
Kurt Markegard presented Conditional Use Permit Report CUP-26-01 Loves’s Travel Stops & Country Stores RV Park- Highway Commercial District. See attached.  
Chair Klose opened the public hearing for questions. Shawn Baker with Loves was present to answer questions. Shawn informed the board that there are currently 6 RV spots and they would like to expand to a 24-lot RV park.

Laura Kirschenmann, 939 W 4<sup>th</sup> St, asked if the RV park would meet the water supply demands.

Chair Klose asked three (3) times if anybody was against the proposed RV park. Hearing no further comments, Chair Klose closed the public hearing.

## **General Items**

### **2. Minutes from April 15, 2026**

Motion made by Tom Canape to approve minutes from April 15, 2026, seconded by Ron Benner. There was no public comment. Motion passed 7-0.

## **New Business**

### **3. LOVE'S RV Park Conditional Use Permit**

Chair Klose asked Staff to present the Love's RV Park Conditional Use Permit. Kurt stated this is the same information that they just went over in the public hearing. Board asked Shawn, with Loves, to confirm this was for a 24-RV unit and not a 48 unit, that they would not put in 24 units now then come back for another 24 RV spots. Mr. Baker did confirm it was for 24-RV spots total. Board member asked if they would need additional signs as they were already maxed out for their signs. Mr. Baker stated they did not need additional signs.

Board member stated they also noticed in the packet there was a lack of sufficient water pressure. He understood that there would be a booster station somewhere. Kurt Markegard replied once Loves develops it, they would have to meet DEQ requirements, even if you do a conditional use permit, they still need to meet public water supply issues and they would address that. One of the things that was discussed is getting a new city engineer on board to review anything going forward as far as water and sewer, and that line that's out there would have to be evaluated. Loves is taking the necessary steps by having the report done and giving it to you to review and they are prepared to try to mitigate that. They will make sure it meets DEQ standards.

Kurt read the report prepared by JSA Civil – Technical Memorandum- See attached.

Chair Klose asked if anybody has any questions or comments.

Board member asked for an amendment to condition #7 to add landscaping. Ron Benner made a motion to approve the conditional use permit with proposed conditions and the revised number 7. Mike Waters seconded the motion. There was no public comment. Motion passes 7-0.

#### **4. Preliminary Plat Approval Lazy JX Subdivision**

Kurt introduced staff report for the Preliminary Plat Approval lazy JX Subdivision. See attached.

Forrest Mandeville, with Forrest Mandeville Consulting, helped put together this application and was present to answer questions. He has no issues with the findings as presented by Kurt or of any of the conditions of approval. They are willing to meet DEQ requirements. They do have an email into the weed district to make sure they have the weed plan put together per their specifications.

Board member asked “you have one lot with two houses. Why one lot with two houses and not two lots with one house each? Will the group be back to split the lot in a few years.”

Mr. Mandeville explained that you still have the same impact whether it’s one 2 lots with a house apiece or 1 lot with two houses, it’s the same traffic. Because this was considered a minor subdivision, it doesn’t require 2 entrances onto the highway. Kurt explained there are criteria in our subdivision regulations for a lot five or less, they don’t have the same requirements as a major subdivision plat. Board member had concerns about if down the road, they would need to create another entrance it would interfere with drain field. Mr. Mandeville stated it would not require another entrance.

Boad member noticed a typo error on page 323, Primary Review Criteria 76-3-608 MCA under A-1-d. “No irrigation system will not be altered by this subdivision” – this should read “Irrigation system will not be altered by this subdivision.” Kurt confirmed that was an error and it will be corrected.

Chair Klose asked for a recommendation to send to county commissioners.

Jon Klasna made a motion, with the proposed conditions as identified in the staff report and one edit to send to county commissioners, Tom Canape seconded the motion. Motion passes 6-0. Mike Waters, county commissioner, abstained from voting.

#### **5. Kick Off Meeting for MLUPA-City County Planning Board acting as the Planning Commissions for the City of Laurel**

Brent Moore, with Interstate Engineering, introduced himself as the certified planner, who will be working on the MLUPA project. He presented a slide presentation. Please see attached.

Mr. Moore stated we're starting off now here with existing conditions analysis with this kickoff meeting. We'll have online survey and interactive mapping, which is really a requirement largely of the law. We'll have a couple of community workshops, community meetings, then we'll move into land use planning, working

with your staff and the planning board, going to the city council, and then the final plan.

Their goal is to complete the planning document by the end of October and then the adoption process might go into November or December.

Brent is planning a bi-weekly meeting with Forrest Sanderson, City Contracted Planner, Kurt, and any planning board members who wish to join the meeting for discussion and updates.

Mr. Moore asked if there were any specific neighborhoods or challenges that the planning commission members are wanting to get out of this. Board member mentioned the need for bike paths, sidewalks, and the need for connectivity. Traffic and for pedestrians across town because we currently don't have it and park development. Kurt mentioned that currently the Park and Tree Board is working on a project up in Cherry Hills to create an undeveloped park that was of a subdivision, and they're looking at putting in some sprinkler systems there to irrigate it to get some green space where people can go and enjoy. So that's currently underway with the Park and Tree Board committee.

Mr. Moore indicated that they want to set some clear expectations for educating the public on land use and finalize the public participation plan that meets the requirements. They were thinking of Rock the Block and maybe the Farmers Market to set up a booth to and have some activities for people to provide comments. Other key stakeholders could be the school district, the Chamber of Commerce, and the Rotary.

Forrest Mandeville, reintroduced himself, as a state senator out of Columbus. He carried the bill that established the Land Use Planning Act. He was happy to answer any questions about that. He said "there was a lot of negotiation in this bill. There were a lot of changes from the original idea compared to what ended up being adopted. It really does change the way planning occurs in the state, and there's, I think, there's some good reasons for that. We had, as you guys are aware, we have several different. We planned for zoning, annexation, and subdivision. We've talked about that several times. Those are adopted under completely different statutes in Montana Code and have been for forever. And they don't talk to each other. There's different review criteria for each of those processes. There's a separate public hearing process for each of those processes. And the land use. Planning Act is really intended to marry those up, make sure that those processes talk to each other. So those were some of the reasons behind that. I can get into specifics if you want, but I'm excited to see you all moving forward. I'm glad you have Brent on board. He definitely knows what he's doing on this, so you're in good hands with him. I'm also the chair of the Local Government Interim Committee."

**Old Business - None**

**Other Items**

6. None

**Announcements**

7. Date for next meeting will be June 17, 2026, at 6:00 PM.

**Adjournment:**

Motion by Tom Canape to adjourn the meeting, seconded by Mike Waters. There was no public comment. Motion passed 7-0.

There being no further business to come before the Board at this time, the meeting was adjourned at 7:58 PM.

Amber Hatton

Deputy Clerk Treasurer