

CITY HALL
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City Of Laurel

P.O. Box 10
Laurel, Montana 59044



Office of the City Planner

Preapplication Meeting Notes

Date: February 5, 2026

RE: Lazy JK Subdivision

Meeting Attendees:

Forrest Sanderson - City of Laurel.

Mike Powell, Alyssa Quiroz, Levi Robinson, Mark English, and Ronnie Tallerico – Yellowstone County
Jeremy and Cory from Engineering West, and Forrest Mandeville Agents for the developer.

Meeting Date February 5, 2026, 9:00 am. Teams Meeting.

Lazy JK Subdivision, is a 1-lot minor subdivision located at the intersection of Thiel, Spring Creek and River Roads in Section 24, Township 2 South, Range 24 East. The subdivision is located within the Laurel City County Jurisdiction and is proposed to be served with onsite water and wastewater systems.

The project is a First Minor Subdivision of a tract of record. As a First Minor, the project is exempt to the preparation of an Environmental Assessment, the dedication of parkland, and public hearings. The review timeline for the subdivision portion of this project is 35 working days once all of the applications and supporting information have been deemed sufficient for public review. The subdivision will be presented to the Laurel - Yellowstone Planning Board and Zoning Commission and the Yellowstone County Board of County Commissioners is the governing body with jurisdiction. The applicant will be made aware of the meeting dates and times and provided a copy of any reports, findings, and recommendations in advance of the meetings.

The developer and agent were provided with a copy of the Laurel development Requirements and copies of the necessary application forms are available on the city website.

Comments, Questions, and Issues:

- The subdivision naming will need to be coordinated with the Yellowstone County Clerk and Recorders Office.
- The project appears to have adequate areas outside of the 100-Year Floodplain but would be inundated during the 500-year flood. It is requested that topographic details be provided to ensure the flooding classification and will most likely play a role in the MDEQ review of the water and wastewater systems.
- Where the subdivision does not have DEQ approval, it does not qualify for Expedited review as provided in the Laurel – Yellowstone Subdivision Regulations.
- County Public Works is requesting that an additional 30 feet of right-of-way be granted on River Road to Yellowstone County with this subdivision plat.

- County GIS requires that the plat show the lot lines to the centerline of the county road.
- The provision of water and sewer for the lot will need to be reviewed and approved by MDEQ.
- The preliminary plat and application materials per Appendix D of the Laurel – Yellowstone Subdivision Regulations are required.
- Please submit 3 paper copies and 1 electronic copy of the completed application to the City of Laurel along with fees consistent with the Yellowstone County Schedule of Fees.
- Please send 1 electronic copy of the complete application to Peaks Planning & Consulting.