



Outlook

Re: Laurel property for new state facility D02801

From Villa, Dan <DVilla@mt.gov>

Date Fri 8/22/2025 3:11 PM

To Kurt Markegard <kmarkegard@laurel.mt.gov>; Brereton, Charlie <Charles.Brereton@mt.gov>; Osmundson, Ryan <Ryan.Osmundson@mt.gov>

Cc City Mayor <citymayor@laurel.mt.gov>

Thank you, Kurt. Appreciate it. We will be in touch once we have more guidance.

Have a good weekend. Best to the Mayor.

DV

DAN VILLA
EXECUTIVE DIRECTOR
MONTANA
BOARD OF INVESTMENTS
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From: Kurt Markegard <kmarkegard@laurel.mt.gov>
Sent: Friday, August 22, 2025 2:44 PM
To: Brereton, Charlie <Charles.Brereton@mt.gov>; Osmundson, Ryan <Ryan.Osmundson@mt.gov>; Villa, Dan <DVilla@mt.gov>
Cc: City Mayor <citymayor@laurel.mt.gov>
Subject: RE: Laurel property for new state facility D02801

To you all, forgive me for missing an L in the spelling of Laurel.

Kurt

From: Kurt Markegard
Sent: Friday, August 22, 2025 2:46 PM
To: 'charles.brereton@mt.gov' <charles.brereton@mt.gov>; 'Ryan.osmundson@mt.gov' <Ryan.osmundson@mt.gov>; 'dan@mt.gov' <dan@mt.gov>
Cc: City Mayor <citymayor@laurel.mt.gov>
Subject: Laurel property for new state facility D02801

Mr. Brereton, Mr. Osmundson, Mr. Villa,

On behalf of the City of Laurel's Mayor, I am emailing you to let you know about a potential site for the new State of Montana mental health facility. The property is just west of the Laurel city limits and with the start of the development of a Love's Truck Plaza just west of the city, there will be new water and sewer services installed as part of the truck plaza. Love's is investing 2.4 million installing new water and sewer lines to their property and the property depicted in the attached pictures and below in this email will benefit by having a 12-inch water main and an 8-inch sewer line run past this proposed property.

As a certified building inspector, I know what the state will need for water and sewer services to develop a building that will meet current building standards. Having a water line of 12 inches would allow any facility the ability to sprinkle the building to protect from fire spread. I believe that Laurel will have the necessary infrastructure adjacent to this property including gas and electric services than the other sites that have been considered. I realize that the state has limited funds to build such a facility but having all utilities close by would allow the state to purchase property that is currently listed for sale.

This site also has the benefit of having the old interstate interchange that was deeded to the City of Laurel after the State DOT built a new on/off interstate ramp further west. The city was granted this parcel from the Montana Department of Transportation and is 120 feet in width. The state had plans to demolish the asphalt, and I requested they deed it to Laurel for access to our land that is just north of the interstate. This old interstate on/off ramp would make an excellent access road for the new facility. Or the State could remove the asphalt and seek the property from city making the parcel even larger for facility expansion.

I have researched the necessary zoning needed to allow for a facility of this type and with annexation into the City of Laurel, the state could request a zoning designation of "Public" which would allow the facility to be built at this location. The property to the south is county zoning heavy industrial and this property is currently zoned county highway commercial. Residential development is sparse in the surround area.

The Mayor of Laurel would like to invite you all to a teams meeting to further discuss the potential for the proposed site to become the home of a new state facility. Please let me know if the state will consider discussing this site with us. Please look over the included information and pictures and consider this site as the best site in Yellowstone County to build a facility. The property is currently on the market to be sold. I did check with the listing agent yesterday and it is available.

The Mayor and I look forward to further discussions.

Kurt Markegard
Chief Administrative Officer
City of Laurel, Montana
406-628-4796 ext. 5305



Allowed Uses Public - P

Permitted

Accessory buildings or uses incidental and customary to a permitted residential use and located on the same parcel as the permitted residential use	Swimming pools or beaches, public	Landfills - reclamation or sanitary
Camps, public	Libraries, museums, and art galleries	Paint and retail sales
Colleges or universities	Post-secondary school	Jails and penal institutes
Commercial recreation areas	School, commercial	Water and sewage treatment plant
Zoo, arboretum		

