

**ZONING & PLANNING BOARD MEETING
CITY OF THREE FORKS**

The Three Forks Zoning & Planning Board will meet
Thursday, May 26, 2022, at 7:00 PM
in the City Hall Council Chambers, 206 Main Street.

AGENDA

I. CALL to ORDER

II. ROLL CALL

III. REMINDER TO PUBLIC THAT MEETING IS RECORDED

IV. PUBLIC COMMENTS/CONCERNS (not on the agenda)

V. CONSENT AGENDA

- A. Approval of the 4/21/2022 Meeting Minutes

VI. NEW BUSINESS

VII. PUBLIC HEARINGS

- A. Public Hearing and Recommendation of Subdivision Review Requested by RCREI, Inc. of a RV/Travel Trailer Park/Campground (Four RV sites, 3 Cabin sites) Located in Tract 1 of the Southeast Quarter of the Northeast Quarter of Section 26, Township 2 North, Range 1 East, Commonly Known as 126 E. Jefferson Street
1. Staff Report
 2. Applicant Presentation
 3. Board Questions with Applicant
 4. Public Comment (if any), Close P.C. when Everyone has Spoken.
 5. Applicant Rebuttal
 6. Board Questions/Discussion with Staff and/or Applicant
 7. Decision: Motion, Second, Final Discussion (if any), Vote
 8. Board Questions/Discussion with Staff and/or Applicant
 9. Decision: Motion, Second, Final Discussion (if any), Vote
- B. Public Hearing and Recommendation on a Conditional Use Permit Requested by Peggy Gazy to Make an Existing Non-Permitted Apartment within the Home Conform to Residential Zoning, Located at Lot s 11 & 12, Block 7 of the Northwest Townsite, Commonly Known as 512 E. Cedar Street
1. Staff Report
 2. Applicant Presentation
 3. Board Questions with Applicant
 4. Public Comment (if any), Close P.C. when Everyone has Spoken.
 5. Applicant Rebuttal

6. Board Questions/Discussion with Staff and/or Applicant
7. Decision: Motion, Second, Final Discussion (if any), Vote
8. Board Questions/Discussion with Staff and/or Applicant
9. Decision: Motion, Second, Final Discussion (if any), Vote

C. Public Hearing and Recommendation on a Conditional Use Permit Requested by Dave Smith and William Robinson to Operate a RV/Travel Trailer Park within the 1-Mile Zoning Boundary of the City of Three Forks, Located at Parcel A-1 of COS 3068 (located in Section 25, Township 2 North, Range 1 East), Commonly Known as TBD MT-Hwy 2/Frontage Road

1. Staff Report
2. Applicant Presentation
3. Board Questions with Applicant
4. Public Comment (if any), Close P.C. when Everyone has Spoken.
5. Applicant Rebuttal
6. Board Questions/Discussion with Staff and/or Applicant
7. Decision: Motion, Second, Final Discussion (if any), Vote
8. Board Questions/Discussion with Staff and/or Applicant
9. Decision: Motion, Second, Final Discussion (if any), Vote

D. Public Hearing and Recommendation of Subdivision Review Requested by Dave Smith and William Robinson of a RV/Travel Trailer Park within the 1-Mile Zoning Boundary of the City of Three Forks, Located at Parcel A-1 of COS 3068 (located in Section 25, Township 2 North, Range 1 East), Commonly Known as TBD MT-Hwy 2/Frontage Road

1. Staff Report
2. Applicant Presentation
3. Board Questions with Applicant
4. Public Comment (if any), Close P.C. when Everyone has Spoken.
5. Applicant Rebuttal
6. Board Questions/Discussion with Staff and/or Applicant
7. Decision: Motion, Second, Final Discussion (if any), Vote
8. Board Questions/Discussion with Staff and/or Applicant
9. Decision: Motion, Second, Final Discussion (if any), Vote

E. Public Hearing and Recommendation on an Amendment to an Approved Conditional Use Permit for Rick & Valerie Lamb to Allow Rental of the Service Building, and a Residential Apartment within the Service Building (already constructed for use of the camp host, or potential rental in the future), Located at Lot 4A-1, Block 12 of Headwaters Subdivision, Commonly Known as 95787 MT-Hwy 2/Frontage Road

1. Staff Report
2. Applicant Presentation
3. Board Questions with Applicant
4. Public Comment (if any), Close P.C. when Everyone has Spoken.
5. Applicant Rebuttal
6. Board Questions/Discussion with Staff and/or Applicant

7. Decision: Motion, Second, Final Discussion (if any), Vote
8. Board Questions/Discussion with Staff and/or Applicant
9. Decision: Motion, Second, Final Discussion (if any), Vote

F. Public Hearing and Recommendation on a Conditional Use Permit

Request by TSB Montana, LLC (with permission of property owner Rob Norman) to Operate a Marijuana Dispensary within the 1-Mile Zoning Boundary of the City of Three Forks, Located at Tract A in the of COS 991 (located in Section 25, Township 2 North, Range 1 East), Commonly Known as 279 MT-Hwy 2/Frontage Road

1. Staff Report
2. Applicant Presentation
3. Board Questions with Applicant
4. Public Comment (if any), Close P.C. when Everyone has Spoken.
5. Applicant Rebuttal
6. Board Questions/Discussion with Staff and/or Applicant
7. Decision: Motion, Second, Final Discussion (if any), Vote
8. Board Questions/Discussion with Staff and/or Applicant
9. Decision: Motion, Second, Final Discussion (if any), Vote

G. Public Hearing, Discussion, and Recommendation to Accept the Updated Draft of the Three Forks Growth Policy to the City Council

1. Staff/Consultant Presentation of the Draft Growth Policy
2. Board Questions with Staff/Consultants
3. Public Comment (if any), Close P.C. when Everyone has Spoken.
4. Board Questions/Discussion with Staff
5. Decision: Motion, Second, Final Discussion (if any), Vote

VIII. OLD BUSINESS

IX. ADJOURNMENT

Policy and Conduct at Public Meetings

The public is invited to speak on any item under discussion by the Board, **after recognition by the presiding officer.**

The speaker should stand, and for the record, give his/her name and address, and, if applicable, the person, firm or organization he/she represents. **Comments should be limited to three (3) minutes unless approval by the presiding officer, and citizens requesting to speak shall limit him or herself to matters of fact regarding the issue of concern.**

Prepared statements are welcomed and should be given to the Clerk of the Council. Prepared statements that are also read, however, shall be deemed unduly repetitious. All prepared statements shall become part of the hearing record.

While the Board is in session, those in attendance must preserve order and decorum. A member shall not delay or interrupt the proceedings or the peace of the Board, nor disturb any member while speaking or refuse to obey the orders of the Board or its presiding officer.

Any person making personal, impertinent or slanderous remarks or who shall become boisterous or disruptive during the Board meeting shall be forthwith barred from further presentation to the Board by the presiding officer, unless permission to continue be granted by the presiding officer or a majority vote of the Board.

The Three Forks City Council reserves the right to amend these rules of procedure as deemed necessary.