

## ZONING AND PLANNING BOARD MEETING MINUTES

**May 26, 2022**, Zoning & Planning Board meeting was called to order at 7:05PM at City Hall at 206 Main Street, Three Forks, MT 59752, and via Zoom (Zoom is a virtual meeting tool being used due to COVID-19 and social distancing guidelines.)

Chairman George Chancellor, Members Kelly Smith, Niki Griffis, Mike McDonnell, Amy Laban, and City Planner Randy Carpenter were present at City Hall. Matt Jones was excused. No one ever logged in and attended via Zoom.

D.K. and LaVonne Brooks, David Smith, Bill Robinson, Kaselin Hancock, Rob Norman, Kelly Bugland, Dr. Wes Stucki, Amanda Shearman, Dana Jenkins, Meghan Gayle, Emma Lamb, and Rick Lamb were present at City Hall.

Chairman Chancellor reminded everyone the meeting was being recorded.

**PUBLIC COMMENT** (items not on the agenda): There were no public comments on items not on the agenda.

### CONSENT AGENDA

#### **Minutes from the meetings held on 4/21/2022**

Mike McDonnell moved to approve the minutes. Amy Laban seconded the motion.

Motion Passed Unanimously.

### NEW BUSINESS

There was no new business.

### PUBLIC HEARINGS

#### **Public Hearing and Recommendation of a 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**

Randy Carpenter introduced the application and read the staff report into the record. They received a conditional use permit, which was granted last fall in 2021, but the applicant still has to go through the subdivision review process. "This one [application] will have 3 cabin sites, 4 RV slots and a detached garage, with a total gross acreage of roughly one acre," Randy said. He reviewed the conclusions and findings of fact in the staff report.

"If they get preliminary plat approval tonight, they'll have to get the municipal facilities exclusion (MFE), submit plans for drinking water and sewer collection with DEQ, build the roads, show the lighting systems, landscape, submit and approve a stormwater drainage plan, install stop signs at intersections, landscaping and open space, build retention ponds, and obtain a floodplain permit – do all these things prior to applying for final plat approval," Randy explained to the Board.

**Applicant Presentation:** The applicant was not present.

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**Board Questions/Comments:** Mike McDonnell said it seems like an awful lot of recommendations for approval tonight, and asked, "Isn't this ready to go?" Randy Carpenter explained that subdivision review is different than zoning applications the Board usually sees. These preliminary plan reviews, once approved, have three years to complete all the conditions before applying for final plan approval. He added that they do have the right to apply for a one-year extension as well if three years is not enough time to complete all the conditions.

Mike McDonnell made a motion to approve the preliminary plat approval with the 24 conditions in the staff report.

**Public Comment:** D.K. Brooks questioned the effect on the drinking water for the rest of the city if this were approved. Randy Carpenter said that data will come out in the detail of the plans to DEQ, once submitted.

There were no other public comments. Chairman Chancellor closed public comment.

**Applicant Rebuttal:** There was no applicant rebuttal.

**Board Discussion:** Amy Laban questioned when this application was first brought to the Board, "I thought it was mainly going to be used for the immediate family and not rented to the public?" Kelly Smith answered, "But ultimately it could be sold and rented to the general public so they go through the process to ensure we have control of the use. Two of the cabins the applicant has said will be used for family, but we don't have ordinances that limit what family does. But yes, Amy you are right in that the applicant has stated it will be for personal use."

Amy Laban seconded the motion. There was no other Board discussion.

**Motion Passed Unanimously.**

**Public Hearing and Recommendation on a Conditional Use Permit Request by Peggy Gazy to Make an Existing Non-Permitted Apartment within the Home Conform to Residential Zoning, Located at Lots 11 & 12, Block 7 of the Northwest Townsite, Commonly Known as 512 E. Cedar Street**

Randy Carpenter introduced the application and read the staff report into the record, which recommended approval.

**Applicant Presentation:** Kelly Bugland spoke on behalf of the applicant who was home ill. Essentially, she acquired KTB Property Management to manage this rental and Mrs. Bugland requires her clients to make all non-conforming uses legal. "I'm here if you have any questions," she added.

**Board Questions/Comments:** Mike McDonnell asked if the Board should be concerned with ingress and egress, or other building codes, etc? Kelly Bugland answered that she is licensed with the State of Montana and said that this property does conform to the regulations for residential properties like carbon monoxide and smoke detectors.

**Public Comment:** There was a letter of support by Wesley Milner read into the record (copy included in packet).

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**Applicant Rebuttal:** There was no applicant rebuttal.

**Board Discussion:** Kelly Smith said the City would send a letter stating the impact fees required, and that a second minimum water/sewer charge for the multi-family property with only one water meter would also be provided to the property owner.

Chairman Chancellor made a motion that we approve the request for a conditional use permit for the apartment at 512 E Cedar Street and the conditions of the second minimum fee, and impact fees. Amy Laban seconded the motion. Kelly Bugland asked if the applicant can appeal that impact fee since this use has been existing. Kelly Smith answered yes, anyone can appeal the impact fees, and the process to do so is defined in the letter.

**Motion Passed Unanimously.**

**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.**

Randy Carpenter introduced the application and explained this is like what they heard for RCREI previously tonight – RCREI went through the C.U.P. first, then the subdivision review. This applicant will have to do the same. He then read the staff report into the record.

Staff recommends this be continued and no decision made tonight, pending a site plan showing ingress/egress to the site and internal vehicle circulation, yard setbacks for pads and structures, facilities for storage and disposal of trash, location of street and yard lights, location of parking, location of a service building containing one each men and women toilets, one urinal, one each men and women lavatories, one each men & women showers, and at least one janitor sink, landscape screening surrounding the property, 25-foot setbacks from property lines, a landscape, sprinkler system, and maintenance plan, within the 25' required setback. As well as the following conditions:

1. The applicant shall obtain an access permit from the Montana Department of Transportation.
2. No generator use within the travel trailer park, except in the case of an emergency.
3. No long-term storage, over 30 days, of vacant travel trailers is allowed.
4. The park shall operate at a maximum from May 1<sup>st</sup> to November 1<sup>st</sup>.
5. A dog area that is a minimum of 400 square feet.
6. A maximum of six people per spot.
7. No fireworks inside the RV park.

**Applicant Presentation:** Dave Smith said, “We are filing this [application] together with Bill Robinson this is just a start, we were unsure what all is required for us to do.” Bill Robinson said they are looking at a ‘dry camp’ initially and not have many services out there because there is a real need for worker space to live. “It is a beautiful spot out there and it’s walking distance to the river. There’s a nice pond and it’s close to town. Initially we discussed bringing in a shower/toilet trailer and maybe have four stalls on each side for men and women. We can definitely place a trash enclosure on the site. Those are the initial thoughts to get up and running first. Otherwise, we could go straight to requesting annexation. If it is not annexed we may have to

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install a well to provide the required services but we're not sure what has to happen outside of city limits?" Mr. Robinson questioned. "We would have the shower and bathroom trailer pumped, like they do for port-a-potties. We also would like to put in power so travel trailers, but if not they can hook up with their generators, and then we could provide lights for safety as well if we had power," he added.

**Board Questions/Comments:** Kelly Smith said staff provided the applicant with a copy of the ordinance stating all the requirements, and then also the recommended conditions consistent with other RV parks in city limits. Dave Smith asked if he could bond the requirements of sewer, water, etc. with his construction company bond? George Chancellor said, "I believe that's putting the cart before the horse. Sounds like you have some DEQ stuff to do, and once you get over those hills it will be easier for us to make some recommendations." Bill Robinson asked if it would be feasible to have a dry camp? George Chancellor asked if it would just be one camper? Mr. Robinson said, no it would be the full fifteen spots. Kelly Smith said she did not know if DEQ allows dry camp services. "Fuel costs are so expensive right now and this would help our workers to have a place central to work in Butte and Bozeman," Mr. Robinson added. Randy Carpenter suggested the applicant first go to MDT and DEQ and see what they say first. "The first step would be to obtain a conditional use permit, then come back with a minor subdivision review and could potentially be allowed to bond. But yes, bonding for those services is possible through subdivision review," Randy explained.

**Public Comment:** There was no public comment.

**Applicant Rebuttal:** There was no applicant rebuttal.

**Board Discussion:** There was no board discussion.

Chairman Chancellor made a motion to table this application until we get the appropriate feedback from those conditions. Mike McDonnell seconded the motion.

**Motion Passed Unanimously.**

**Public Hearing and Recommendation on a Conditional Use Permit Requested by Dave Smith and William Robinson to Operator 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**

(Item D on the agenda is continued as well. Crystal Turner said she did not need a motion but would have the record reflect that this item will be continued as well pending the above motion.)

Randy Carpenter recommended not doing the CUP and subdivision review in the same meeting in the future. "The conditions in the CUP that may come out in the hearing, and the applicant would come back with the preliminary plat saying they have met the conditions and are now applying for preliminary plat," he explained.

**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 construction 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**

Randy Carpenter entered his staff report into the record and read it to those present, which recapped the various stages and amendments this applicant has proposed and what has happened to date with those

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change requests. The staff report recommended denial due to previous amendments and decisions by both the Zoning & Planning Board and City Council which did not suggest that the rental condition be waived or amended. If the Board decides to recommend approval, it should include a condition that adequate parking be provided. The combined uses suggested of the market and the travel trailer park, would require at least 65 parking spaces and shown on the site plan.

**Applicant Presentation:** Meghan Gayle, applicant's representative, questioned why this application should not be allowed saying, "The twenty sites have already been approved. The due diligence has been done, it's been tried and true for years. It's a great thing to have a community building for people to gather. There have not been any issues with the facility in the past. It's a classier joint than other RV campgrounds around. For instance, my daughter graduated from eighth grade last night and I would have loved to use the facility to host a party there when I'm not a camper. The site plan does show that parking would be adequate within the property." She apologized if that was not the most eloquent speech provided to the Board.

**Board Questions/Comments:** Niki Griffis asked how many bedrooms there are in the apartment being constructed. Rick Lamb answered one bedroom. "There is one bathroom, which is upstairs of the required bathrooms for the campground," he said. Mr. Lamb added that after the last meeting when the Board approved the building with conditions, I didn't have any intentions to do anything else with the building at that time. I thought no! As the building started going up, I started thinking this place is going to be really nice and has plenty of room. The builder said the building height has adequate space for one bedroom apartment above the bathroom. There is no place in town to hold get togethers for families, and this is a nice place one could rent which is heated, and has really nice bathrooms. The City has a room you can rent at the fairgrounds but it is not heated and so really unusable in the winter, and it does not have any bathrooms. The Sacajawea has a space too but again it does not have bathrooms and I don't believe is rented in the winter. We continued with construction and thought 'what else can we do with this space?' and I'll ask the Zoning & Planning Board to change the C.U.P. The State building inspector came in and said if you have a residence in the building you have to have a firewall, so we went ahead and installed the firewall. The builder said it should be plumbed and electrical stubbed in all before sheet rocking, so we started working towards that with a kitchenette in the downstairs area for these community services," Mr. Lamb explained.

**Public Comment:** LaVonne Brooks spoke in opposition to the amendment for a year-round rental of an apartment, and rental of a service building to be rented out for community services. (Letter in packet) "Mr. Lamb explicitly said this large facility was for personal storage, storage of the picnic tables, and storage of holiday décor for the market. He went ahead and started the construction [of the apartment] even before the law is finalized to allow residential in Neighborhood Highway Business, so he is already in violation of 11-21-2B should apply. She also questioned other changes to the approved CUP, like deciduous trees planted rather than the required evergreens, also their required distances have not been met. No minutes provided by City Hall show an approval of these changes." She questioned why the Board thinks that any one else in the city would comply with any of the City's laws if it approves this request for amendment since Mr. Lamb has not followed any of the other rules and just asks for forgiveness.

D.K. Brooks read a letter of opposition into the record from Diane Fuhrman (letter in packet) regarding not following the rules already outlined in previous conditions, which includes 11-21-2 penalties and 1-4-1 general penalty for not following the city's rules. She questioned the location of the dog park which was required in

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the original twenty additional spaces conditional use permit – the storage/service building is now in that location that was designated as a dog park. (Ms. Fuhrman’s letter stated there would be parking violations as vehicles do not move for weeks, and more than the allowed number are parked in some of the spaces if in the in the new area (see letter).)

D.K. Brooks read a letter of opposition into the record for himself (letter in packet) citing similar reasons asked stated by LaVonne Brooks and Diane Fuhrman.

There were no more public comments so Chairman Chancellor closed public comment.

**Applicant Rebuttal:** Meghan Gayle spoke that she hears pain in those letters and is sure it is pain from the growth in Gallatin County. “I’m sure it began when the store was first built 17 years ago and resurfaces with each change or addition. This is a beautiful area and lots of people want to live here and visit here, and RV parks are a way to do that, and it is already approved. I don’t see how it will have the kind of negative impact that these people feel. It would be great to say “no more tourists coming in” but I don’t think it is possible,” Megan said.

Rick Lamb said the apartment is not built yet but is setup to be finalized if this gets passed. “As far as the fence it was put in to appease the neighbors, and the landscaping was changed because of my engineer’s and the landscaping company’s recommendation that ten feet was too close to plant together. Brent [Miller] has minutes showing the approval for that change,” he said. He continued, “We installed the 8-foot fence as a buffer because of neighbor complaints. This is more a personal opposition than one against the uses he proposes.” He said there are two property owners who have been against everything he has proposed building this dream of a market and now campground of his. “Everything we have done is good for the community. The tent at the Sacajawea Hotel can be heard from my house, and it goes on until 1 o’clock in the morning sometimes. I don’t care because it’s a good thing for the community. I shut all my stuff down at 10pm, and it’s not like they are going to be outside shooting fireworks off and being destructive,” he said.

**Board Discussion:** George Chancellor said, “Ever since I have been on this board, and the City Council, I’ve supported you because you have always dotted all your “I’s and crossed your t’s” despite all the citizenry complaints. You did not follow the rules this time sir. You haven’t fulfilled your conditional use permit. You built an apartment that is not approved. You told everything this was going to be a storage building, only used for your clients at the RV park and personal family use and stuff from the store. You do not have a dog park area. You filled your storage space up with an apartment and want to turn the building into a convention center. One of the functions that we have with the conditions, is to appease part of the opposition you (and other applicants) deal with. You said you were not going to rent this to anybody, and now you want to change that. I don’t feel comfortable letting you rent that, I don’t feel comfortable letting you change anything.” Mike McDonnell said he was not here [on the board] for the initial CUP approval, “I have a hard time believing you can keep the noise down at 10pm for a campground.” Niki Griffis asked if there was enough parking for these uses. Rick Lamb answered he has more diagrams to hand out showing the parking spots, but Kelly Smith informed him that it is included in their packet. She added, “The ordinance requires a lot of parking because there are camp spaces, employees, customers for the store, etc.” Kelly asked how the applicant plans to prevent people parking on the street who attend events when it would be closer to park on the street near the building, rather than in the approved parking lot. Meghan Gayle asked how you can make people not park

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on the street it is a public street. Kelly Smith suggested the applicant could require those attending events to park in the designated parking, and the Board could place conditions that all those attending the event have to park in the designated parking. That way the City could enforce parking, and revoke the CUP if violated. She voiced concerns about the change as well, because she does see potential parking violations every day with people parked on the street and in their designated RV space if this happens in the new area. Rick Lamb said in the rules for staying in the campground explain the designated parking spaces. Kelly Smith said she is inclined to side with George, and to let the campground open as currently conditioned (when the conditions are met) and then wait a year to see how it goes before approving any more changes.” Rick Lamb replied to the dog comment from earlier, “We don’t allow dogs in the 9-space RV part of the campground. The dog thing [park] will be built eventually, but it takes time. My builder has a regular 40-hour week regular job. “It is not built yet because they do not allow dogs in the 9 parking spaces already approved. Kelly also asked how many conditions needed to be complete prior to opening. Randy Carpenter said all of them would be. Rick Lamb said he thought he had more time on the landscaping. Kelly agreed, noting the board said one year on the landscaping because of availability. Mike McDonnell asked if use of the facility as an event center violates or impacts the character of the area? “I understand the desire to do this from the property owner’s perspective, but the noise and this is basically a big shop that it will be hard to keep quiet for the character of the neighborhood,” Mike explained. Rick Lamb apologized for doing what he did. George Chancellor argued he should have asked permission first, to which Rick Lamb replied, “That would have delayed the entire project. Now it’s setup and ready if gets approved and I don’t have to tear walls apart.”

Mike McDonnell said he would have to make a motion to deny based neighbors and character. Crystal Turner explained Roberts Rules of Order does not recommend starting off with a motion to deny. “It’s not proper to make a motion in the negative, one would typically first make a motion to approve and let it die due to lack of second, then a motion in the negative to deny.” George Chancellor asked, “Is there a motion to approve this conditional use permit? Seeing none, this motion is dead. This application will still be on the Council Council agenda.” Crystal Turner clarified it would be on the June 14<sup>th</sup> agenda without a recommendation. George questioned why saying, “It died.” Crystal said it has not died and explained that no one made a motion for or against, either way.

George Chancellor made a motion to deny the conditional use permit for Rick and Valerie Lamb to change the previous conditions of the last conditional use permit. Mike McDonnell seconded the motion.

**Motion Passed Unanimously.**

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

Randy Carpenter read his staff report into the record saying adult marijuana businesses are allowed in all district zones, except for Agricultural District, but must obtain a conditional use permit. This application is not in the city limits but is located in the 1-mile extraterritorial zoning and zoned Industrial. This is about a 20-acre parcel with surrounding vacant land, a few residences, across from the Golf Course, and a portion of the school property. “Earlier this year, following State Statute, the City of Three Forks passed an ordinance that the intent of this section 11-4-3 to allow structures be allowed with a conditional use permit, and match the distances from schools and churches as stated in the law. State Law 16-12, MCA states Adult marijuana

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businesses shall not be allowed within 500-feet from building used as a church or school, or on the same street,” Randy explained to the Board. “The school is fairly close, but the distance measured from the entrance of the school to the distance of this boundary, which State Law dictates, this property is over 1000-feet from the school,” he said. Randy Carpenter added it does appear to have adequate space for parking requirements, and that the front door is far enough away to meet State Law, but without a detailed site plan there is no way to say that for sure.” He recommended approval with the condition the applicant provides a more detailed site plan with the customer parking marked.

**Applicant Presentation:** Dr. Wes Stucki, applicant, stated he lives in Bozeman. He stated, “I appreciate the Board’s time. I am the consultant and part-owner of Top Shelf Botanicals, which has multiple dispensaries. I do not partake in the product myself, but if you have ever been to a dispensary and one of ours, you will see we are an upscale facility.” Originally planned to put a 12x24 foot structure by the old green house near this current proposed location with the intention to rehab the house. However, because of the building permit process the inspector recommended to put it in the other building, formerly used as a garage or shop. “Our average patients are 53-year old male. We give discounts to veterans. Try our best to educate our patients personally for their needs. I personally don’t like patients smoking flower ‘because they are smoking a joint basically’ and the products are much more concentrated now and those that are ill or in chronic pain can switch to edibles and CBD without THC in the product even, and get off opioids,” Dr. Stucki explained.

**Board Questions/Comments:** Kelly Smith clarified this is not just medical marijuana though, it is also recreational correct? Dr. Stucki said yes. Niki Griffis said she was concerned about the distance to the school, realizing that there is 1000-feet to the entrance, but the playground and track are pretty close. Dr. Stucki said, “There is no consumption on premises allowed. I am an anti-smoking person and smoking of cigarettes are not allowed on premises either.” Amy Laban asked if the daycare nearby is considered a school? Kelly Smith said no, not by the new statute, but even it was it is farther than 500-feet. Dr. Stucki said, “I think this will be a good addition. There is someone selling marijuana now in your community, whether it is in a back alley or a bar somewhere and this kind of cleans it up. The product does not come out of California or Mexico, it is grown here in Montana. It is tested for mold and pesticides and tested by the State.” Mike McDonnell asked if the business have any incidents ever at any of their other facilities? Dr. Stucki said no. Niki Griffis asked how many patrons are served each day, “You have eight spaces needed so is there a lot of people?” Dr. Stucki replied, “Not usually more than 2, our other shops have served up to 24 patients a day about over a 10-hour shift.” Mike asked how big of an area would this store supposedly service? Dr. Stucki replied the Three Forks area. Kelly Smith explained the calculation she came up with for the required parking is based on square footage of the existing house, and assumed 600-square-feet for the addition, and used the pharmacy use for the calculation since there was not a detailed site plan. Knowing now that it will be in a smaller building and not in that location, the required parking will be much less.

Rob Norman owner of the property, thanked the board for their time. “The proposal is for the business to lease a piece of property from me, but after speaking with the state building inspector to get it to code it would require more permitting versus moving into one of the other existing buildings. The actual building to be used is the 550-sq ft building, not the house. The house needs way more work to open up the business. So the required parking would be less based on the square footage building. I was active with the ‘donut’ and wanted to stay Industrial because many more uses were allowed in that designation. Storage units, sheet



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metal work, things like that are allowed in Industrial; I do have a sheet metal shop in one of the buildings here. This used to be a gas station and motel, and then a garage, so makes sense to have a business there.”

**Public Comment:** LaVonne Brooks asked if moving the business into a different building changed the location of the notice?

**Applicant Rebuttal:** Rob Norman answered Mrs. Brooks comment, “No, it is still with the legal description and the 21-acres.”

**Board Discussion:** Niki Griffis said the previous application tonight was tabled because it had to provide a more detailed site plan. Randy Carpenter said it was his opinion that was a very different application. He does not believe it would need to be postponed if the applicants can get the site plan to us prior to the City Council meeting. (Randy explained to Rob Norman what is required in a site plan. Rob said he hopes to have the state building permit attached as well when he submits it. He’ll have it by the 8<sup>th</sup> of June.) Mike McDonnell asked if this is really what the City wants to see when you first drive into town, and does it impact the character of the community. Niki Griffis echoed Mike’s comment and does not feel this is a good location for this type of business, especially with the proximity to the school. George Chancellor stated the Council addressed that and chose to go with the State’s minimum foot distance requirements. Mike argued this all goes back to the character of the community and do you really want a weed shop to be the first thing you see when you come into town?” George replied, “Have you driven in every other town? They are everywhere.” Crystal Turner asked to comment (outside of public comment) and was allowed to in board discussion. She said she had driven through Ennis this week and one of the Top Shelf Botanicals stores is there on Main Street. “I only noticed it because of the green plus sign, but quite honestly it blended in with the rest of the character of Main Street, Ennis. I envision growth coming into town and this will probably be just the first of many businesses as you drive into Three Forks, so it will probably blend in and not stick out as we grow. Perhaps the Board could place conditions on what the character should look like so it doesn’t have a huge flashing sign for instance,” she suggested. Dr. Stucki said that was intentional to match the town of Ennis businesses, and it will not have a huge flashing sign. Mr. Norman added the road is a state right-of-way, but at his own expense he mows the entire right-of-way because he agrees when you come off the interstate and head into Three Forks he also wants it to look nice.

George Chancellor made a motion to approve the conditional use permit for the adult use marijuana business in the City’s one-mile extraterritorial zoning, with the condition of the site plan and noted parking. Kelly Smith seconded the motion.

**Motion passed 5:1; Niki Griffis opposed.**

Kelly Smith said since it was brought up in email on limiting the number applications before each hearing, she will take responsibility for RCREI. He submitted the RCREI in January and she missed it and filed it with the zoning permit. “The other applications, she was out and Crystal was unsure of the conditional use permit and subdivision reviews,” she said. Randy Carpenter said he was also at fault, “If you had the staff reports earlier for review, perhaps a week in advance, and read one a night that would be helpful. When you have a job and other duties in your lives, I apologize for not having them to you earlier.” Niki Griffis said if meetings continue to be this busy and heavy each agenda, she will have to resign from the Board.

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### **OLD BUSINESS**

There was no old business.

Kelly Smith motioned to adjourn. Amy Laban seconded the motion.

Motion Passed Unanimously.

Meeting was adjourned at 8:55PM.