

ZONING AND PLANNING BOARD MEETING MINUTES

September 15, 2022, Zoning & Planning Board meeting was called to order at 7:00PM 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, Amy Laban, Matt Jones were present at City Hall. Niki Griffis was excused. City Planner Randy Carpenter attended via Zoom.

Scott Hazelton was present before the meeting and then left and zoomed into the meeting. D.K. Brooks was 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 8/29/2022

Amy Laban moved to approve the minutes. Matt Jones seconded the motion.

Motion Passed Unanimously.

NEW BUSINESS

There was no new business.

PUBLIC HEARINGS

There was no new business.

OLD BUSINESS

Public Hearing and Recommendation on a Request by Three Forks Development, LLC. to Amend the Zoning Code. The application to amend the City of Three Forks Ordinance Section 11-6B-1 RM Residential Medium Density District, to allow this zoning to again be utilized by the City was Tabled at the July 14, 2022 meeting
This item was pulled from the agenda by the applicant.

Public Hearing and Recommendation on a Request by Three Forks Development, LLC. to Amend the Zoning Code. The application to amend the City of Three Forks Ordinance Section 11-6B-6 Yard Requirements: from "Side yard abutting interior lot lines, : Ten feet (10)" to " : Five feet (5)"

This item was pulled from the agenda by the applicant.

Scott Hazelton stated they wanted to pull the application until the City has the chance to rewrite the residential zoning codes. He also volunteered to help with the rewrite of the city Zoning codes and offer any assistance that he or the Kevin Cook team could provide.

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Public Hearing and Recommendation on a Conditional Use Permit Requested by Harrington Company to Add a Second Residential Apartment in an existing building in the Central Business District. Located at Lot 10, Block 17 of the Three Forks Original Townsite, Commonly Known as 217 S Main Street

Randy Carpenter entered his staff report into the record and reviewed it with the Board. I worked with Great West to go with what we call an unconventional parking style. If the parking is designed as recommended for the unconventional style staff recommends the approval of this conditional use permit with three conditions:

- 1) The parking space design show in the “unconventional parking” be used.
- 2) Those parking spaces must be demarcated.
- 3) The parking area must be paved.

Applicant Presentation: There was not applicant present.

Board Questions/Comments: Amy Laban asked about the parking design and if it would be mirrored on the other lot? George Chancellor said no, and explained how one vehicle will have to move in order for the other vehicle to back out. Matt Jones asked if there are 3 spaces, but maybe 6 cars get parked back there...do we really enforce it? “If we make them stripe it and no one follows the striping, what do we do?” he asked. Randy Carpenter said he cannot address the enforcement style, but it is similar to any other subdivision or development where we say this is what you have to do, stripe the parking spaces, but if someone comes to visit and pulls into one of the open spaces designated for the residents I do not think we really can do anything about it but I am recommending requiring it. There was discussion regarding parking space size, which 9-foot x 18-foot. Randy Carpenter said that is what the code defines, but most trucks especially extended cabs exceed 20-foot, so the Board could recommend a larger size. Matt Jones expressed setting recommendations or conditions which do not get enforced and mentioned that down Main Street has signs saying “No parking 2am-6am” yet when he drove to work at 4am today you can tell where the apartments are because people are parked there. George Chancellor told him to take it up with the Sheriff Office and Matt retorted he is not on the City Council to tell the Sheriff what to do. Matt said the Code only requires one and a half spaces per apartment, so three spaces are needed for this application. “I know if you have a couple, the man has a car and the wife has a car so really if you look at it we’ll need four spaces. The parallel parking seems like it would work better and put “No Parking” signs on the other side – rather than recommend this unconventional parking situation?” Matt asked. Kelly Smith said it is more difficult to meet the parking with these smaller commercial lots, which are only 25-foot wide. There was a lot of discussion by the board members about parking – how they can meet the code, how most folks who will live in these apartments will have at least four vehicles and then visitor’s cars need to be taken into consideration, how Three Forks does not have a parking problem really even though there are violations on Main Street, etc. Randy Carpenter said there is nothing wrong with having to park two blocks away and heading down to a business; many businesses in Bozeman deal with this. “I have said this many times, but Three Forks requires too much off street parking. I get where you are coming from Matt, and there will be violations on Main Street or violations in this specific residential building, or someone can’t park right in front of the business because a resident is parking there, but there is really not a parking problem in Three Forks,” Randy said. Kelly Smith said, “To be honest, that’s one of the main reasons why the theatre didn’t come about in Three Forks. There was no way they could put a small theatre in and meet the parking requirements, so they ended up selling the lots.”

Public Comment: There were no public comments.

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Kelly Smith made a motion to approve the Harrington conditional use permit with the three conditions on the staff report. George Chancellor seconded the motion. Matt Jones asked if we can require them to keep the striping on the paved parking lot visible at all times? Discussion on how long the paint lasts. Amy Laban suggested saying “just keep the painting visible”? Matt Jones suggested a requirement to have the spots striped every 2 years. Kelly Smith accepted the addition to her motion and George Chancellor agreed to this change with his second.

Motion Passed Unanimously.

OLD BUSINESS

There was no old business.

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

Motion Passed Unanimously.

Meeting was adjourned at 7:30PM.