

William & Carol Stanford  
735 Holiday Lane  
Claremore, OK 74017  
918-724-7931

February 23, 2026

Re: Impact Fee for 7 N 2<sup>nd</sup> Ave E. Lot(s): 8 Section: 25 Township: 2 Range; 1 Dir: E Block: 2  
Subdivision: Three Forks Original Townsite APN/Parcel ID(s): 06-1105-25-3-85-11-0000

Dear City Council Members,

We are replacing a home that was already on the property, so all meters and service lines are in place. Any modifications would be at our own cost.

We would like to build an "Energy Star" rated home on the property and any increases in utilities should be minimal.

We are paying Gaston Engineering for a new survey for the property so they can set a new hub. We want to be very careful that we will meet all elevation requirements for the flood plain set by FEMA, the State of Montana and the City of Three Forks. Kelly Smith and Crystal Turner at City Hall have been so helpful to us trying to make sure that we have all the information to help us make this move.

We have been visiting Three Forks since our children moved here and have fallen in love with Three Forks and want to retire here. There is such a good vibe that we really enjoy. We want to pay our part for city services and ensure that the city can continue to prosper but we would like to respectfully ask that the fee be reconsidered or adjusted since this is not a case where all utilities and services need to be set up, they are already in place.

Thank you for your consideration.

*William Stanford*  
*Carol Stanford*

## Kelly Smith

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**From:** Kelly Smith <ksmith@threeforksmontana.us>  
**Sent:** Wednesday, February 18, 2026 12:08 PM  
**To:** 'carol@mikegraycpa.com'  
**Cc:** 'cturner'; 'Elene Steinke'; 'Andrew Braach'  
**Subject:** Impact fee ordinance  
**Attachments:** Res. #444-2025 Impact Fee Adoption.pdf

Carol,

The DNRC agreed that if you were to build on piers (as mentioned in the ordinance), you would not have to fill for the 15 feet around the structure at the Base Flood Elevation (BFE). The City has a record of the previous mobile home being removed. You would still need to do the floodplain permit documenting your foundation and skirting plan.

Regarding Impact Fees: Below is the link to the City of Three Forks impact fee ordinance and attached is the resolution adopting the fees. A single-family unit that is not in the SE Residential area (behind the talc plant), would require \$8,527.49 to be paid with the zoning permit application. You do have the option to appeal the impact fees (3-6-11) to the City Council. The fee for the appeal is \$100, and you have 30 days from the date of this email to submit an appeal along with the fee (3-6-11-B) to City Hall.

[https://codelibrary.amlegal.com/codes/threeforksmt/latest/threeforks\\_mt/0-0-0-433](https://codelibrary.amlegal.com/codes/threeforksmt/latest/threeforks_mt/0-0-0-433)

Please share this email with your realtors, as I have included the sellers on this email but I do not have the realtors emails.

Please let me know if you have any questions regarding the Impact fees or other zoning questions.

Kelly Smith  
City Treasurer / Deputy City Clerk  
406-285-3431

# CITY OF THREE FORKS, MONTANA

## RESOLUTION #444 -2025

### ADOPTING THE REVISED IMPACT FEE SCHEDULE AS PROVIDED BY 3-6-11 OF THREE FORKS MUNICIPAL CODE

**WHEREAS**, subject to §7-6-1602, MCA, the governing body may impose an impact fee based on the service area reports. The Impact Fee Advisory Committee (“IFAC”) submitted a recommended Service Area Report and fees for Water, Wastewater, Fire Protection, Transportation, and Municipal Buildings, which was accepted by the Council via Resolution #436-2025.

**WHEREAS**, pursuant to §7-6-1602(2)(k)(iv), MCA the adopted impact fees will cover at least a five-year period and may be reviewed and updated at least every five years.

**WHEREAS**, the Council reviewed the recommendation set forth in the Service Area Report, referenced above, and accepts the recommended fee amounts for Water, Wastewater, Fire Protection and Municipal Buildings to be collected consistent with the adopted Ordinance 406-2025 Amending Title 3: Revenue and Finance, Chapter 6 Impact fees and Providing for their Administration.

**WHEREAS**, the Council reviewed the specific recommended fees and accepts the recommended fee amounts to be collected in the Southeast Region for Wastewater and Transportation, which are established with due consideration of the future annexation of the lands in the Southeast Benefit Area as described in the Service Area Report.

**WHEREAS**, the Council reviewed the recommended fee for Transportation as to small- and large-scale commercial determining small scale commercial shall be based on up to 4,000 square feet and for large scale commercial shall include the same base fee plus an additional cost for each parking space over 16 spaces.

**WHEREAS**, in accordance with §7-1-4127, MCA this public hearing was published in the Bozeman Daily Chronicle on 6/17; in the Belgrade News on 6/19; and in the Three Forks Voice on 6/25/2025, as well as posted on the City’s website and Facebook pages and around town as is City policy.

**THEREFORE BE IT RESOLVED** that based upon the Capital Improvements Plan, the Service Area Report created by the IFAC, the public comment gathered at multiple hearings during the various processes, all the fees (Water, Wastewater, Transportation, Municipal Buildings, Fire Protection, Southeast Residential, large-scale commercial), set forth in the attached table for Residential, Southeast Regional, Small-Scale Commercial and Large-Scale Commercial labeled as Exhibit A, are hereby adopted and enacted effective as of this date and will remain in effect until the next revision and update is complete and a new resolution supersedes said fees.

Dated this 8<sup>th</sup> day of July 2025.

**CITY OF THREE FORKS, MONTANA**

CITY OF THREE FORKS

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Randy Johnston, Mayor

ATTESTED:

\_\_\_\_\_  
Crystal Turner, City Clerk

**EXHIBIT A to RESOLUTION #444-2025  
TOTAL IMPACT FEES**

Table 1 summarizes the impact fees calculated in the service area reports and shows the total.

**Table 1 – Summary and Total of Impact Fees  
(Residential and Small Commercial [less than 4,000 sq. ft. & a meter less than 1 inch])**

<b>Water</b>			<b>Municipal Buildings</b>		
multi-family, per unit	\$	575.62	all residential, per unit	\$	23.49
single-family, per unit	\$	624.61	commercial, per SF (up to 4,000)	\$	0.046
commercial, per SF (up to 4,000)	\$	0.645			
<b>Wastewater</b>			<b>Fire Protection</b>		
<b>SE Residential</b>			all residential, per unit		\$87.69
multi-family, per unit	\$	2,101.56	commercial, per SF (up to 4,000)	\$	0.142
single-family, per unit	\$	2,280.42			
<b>Remainder of Three Forks</b>			<b>TOTAL IMPACT FEES</b>		
multi-family, per unit	\$	4,639.29	<b>SE Residential</b>		
single-family, per unit	\$	5,034.12	multi-family, per unit	\$	<b>10,084.97</b>
commercial, per SF (up to 4,000)	\$	2.882	single-family, per unit	\$	<b>10,933.80</b>
<b>Stormwater</b>			<b>Remainder of Three Forks</b>		
all residential, per unit	\$	-	multi-family, per unit	\$	<b>7,867.39</b>
commercial, per SF	\$	-	single-family, per unit	\$	<b>8,527.49</b>
			All commercial, per SF (up to 4,000)	\$	<b>8.216</b>
<b>Transportation</b>					
<b>SE Residential</b>					
multi-family, per unit	\$	7,296.61			
single-family, per unit	\$	7,917.60			
<b>Remainder of Three Forks</b>					
multi-family, per unit	\$	2,541.30			
single-family, per unit	\$	2,757.58			
commercial, per SF (up to 4,000)	\$	4.50			

Some of the per SF impact fees for commercial uses must be adjusted upward for larger commercial projects, as explained in the service area reports.
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# CITY OF THREE FORKS, MONTANA

## Large Scale Commercial (Based on Meter Size for the first 4,000 SF of the building area)

For commercial (nonresidential) projects - \$0.645 per SF up to 4,000 SF building area, adjusted upward if water meter is larger than one inch in diameter using the tables below:

Water System Impact Fee Adjusted for Meter Size		Wastewater System Impact Fee Adjusted for Meter Size	
Meter Size	\$ per SF, up to 4,000 SF	Meter Size	\$ per SF, up to 4,000 SF
<i>inches</i>		<i>inches</i>	
0.625-1.0	0.645	0.625-1.0	2.882
1.25	0.903	1.25	4.001
1.5	1.290	1.5	5.764
2	2.064	2	9.222
3	4.128	3	12.819
4	6.450	4	18.445
6	12.900	6	29.512
8	20.640	8	41.021

Commercial per square foot - \$4.50, with this being increased by a fee of \$4,125.50 per parking space after the first 16 parking spaces.

**EXAMPLE:** Retail commercial buildings can safely be assumed to be the most common significant traffic generators as Three Forks grows. A typical retail commercial building of 4,000 SF will be required to provide 12-20 parking spaces. Dividing the total impact fee for a 4,000 SF retail building by 16 parking spaces yields \$4,125.50 per space.