

# NOTICE OF PUBLIC HEARING

NOTICE is hereby given of a PUBLIC HEARING to be held before the Three Forks Zoning and Planning Board on Thursday, May 16, 2024, at 7:00 P.M. in the City Office, 206 Main Street, Three Forks, Montana.

Ken Landgaard with Chistopher Trent and Charles Trent have made an application for a Conditional Use Permit for the property located at Block 28, Lots 3,4,5 & 6, of the Three Forks Original Townsite, will be known as 410 S. Main Street. Said request is for approval to build 2 buildings, each containing 4 residential units, within the Central Business District designation.

The CITY COUNCIL will conduct a PUBLIC HEARING on Tuesday, June 11, 2024, at 6:00 P.M., and act on the recommendation of the Zoning & Planning Board.

At each PUBLIC HEARING, TESTIMONY will be taken in support of and in opposition to this request. Written testimony is also acceptable and may be sent to PO Box 187, Three Forks, MT 59752 or [ksmith@threeforksmontana.us](mailto:ksmith@threeforksmontana.us).

The complete application and proposed site plan for this request may be reviewed at the City Office or on the City's website at [www.threeforksmontana.us](http://www.threeforksmontana.us). For questions concerning this request, contact Kelly Smith, City Zoning Official (phone 285-3431). (Attendance via Zoom will be offered. Contact City Hall for Meeting ID.)

# APPLICATION FOR CONDITIONAL USE PERMIT

City of Three Forks, P.O. Box 187, Three Forks, MT 59752

Phone/Fax: (406) 285-3431

Date 3/20/2024

**PLEASE READ EVERYTHING CAREFULLY AND PROVIDE EVERYTHING REQUIRED!**

The undersigned hereby makes application for a Conditional Use Permit pursuant to the requirements of the City of Three Forks Zoning Code Title 11, Chapter 12.

See [www.threeforksmontana.us](http://www.threeforksmontana.us) Online Documents > Ordinance and City Codes

Name of Applicant: Ken Landgaard Phone No. 406-451-5689

Mailing Address of Applicant: 2265 Oro Lane, Unt 1, Belgrade, MT 58714

Email Address of Applicant: mgckland@gmail.com

Property Owner LEGAL Name: Christopher Trent/Charles Trent Phone No. 406-581-9679

Mailing Address of Property Owner: PO Box 1112, Three Forks, MT 59752

Email Address of Property Owner: ctrent@manhattanbank.com 410 S. Main St.

Subject Property – Name of Project 3 Forks 2 Bed Cabins

Legal Description: Block 28 Lot(s) 3,4,5,6 Addition Three Forks Orig Twnsite, Plat D-18

Address (if available) NA

Current Zoning Commercial Land Area 13,000 Sq. Ft., or \_\_\_\_\_ Acres

Conditional Use to consist of the following: Request to place 2 story house/cabins on the property as

shown in the site plan. Please see attached pictures and drawings of the cabins. A size of 2 bed, 1 bath

or 2 bed, 2 bath. With a sq. ft. of 742 sq. ft. to 862 sq. ft.

Do you have a Developer/Architect/Contractor (YES) (NO) Name and Address: Montana General Contractors.

2265 Oro Lane, Unit 1, Belgrade, MT 59714 Phone #: 406-451-5689

If yes to above, Full set of construction plans required (foundation, plot, elevation, utilities, etc.)

Impact Fee Due (Yes / No) \$ \_\_\_\_\_ Water &/or Sewer &/or Fire

**If you are adding a new service (unit), changing or adding a "use", redevelopment or modifying an existing use or building, Impact fees may be required to be paid.**

**SUBMITTAL: PLEASE read Title 11, Chapter 12 of the City of Three Forks Ordinances**, specifically Section 3 for what is required for submittal. All ordinances are online at [www.threeforksmontana.us](http://www.threeforksmontana.us) - Online Documents > Ordinances and City Codes, or can be obtained from City Hall. Submit all items required in the ordinance or explain why you are eliminating a requirement, ask questions if unsure about what is needed.

**COMPLETE** packages must be submitted to City Hall before noon on the last Friday of a month and will require 2 public hearings. The second hearing could be 5 to 7 weeks after submittal. What is needed on every submission: a Plot Plan (**drawn to scale**) including the following information: All existing and proposed structures, proposed locations of ingress and egress, off-street parking arrangement, zoning districts of surrounding property,

proposed landscaping and location of all signs plus items required in the Ordinance specific to what the CUP is requesting. The lack of any of the required information will delay this application.


**IMPORTANT:**

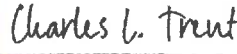
- 1) Per Zoning and Planning By-Laws Article 9 section C-6: Failure to attend public hearings will result in postponement of the hearing. You must attend in person, via zoom or have a representative attend both Zoning and Planning Hearing and City Council Hearing.
- 2) All Statements of explanation and mitigation of use, size, employees, signage, etc. presented in this application are made conditions of approval, if approved.
- 3) If there are any CHANGES to this application after the Zoning Board Hearing, that are not requested by the Zoning Board, the applicant will be required to submit a new application and fee.
- 4) Inspection Requirement
  - a. Any Conditional Use Permit approved under this title shall at all times be subject to inspection by city officials (Zoning official, City Employee, or person(s) designated by the Mayor), to insure conformity with approval and details in the application.
  - b. The business licensee and/or employees of such licensee shall at all times allow the zoning compliance officer to enter the premises for inspection of any licensed activity, if applicable.
- 5) Compliance Certificate (provided with approval letter with conditions) is required to be signed and returned within 10 days of CUP completion, certifying all conditions have been met, before opening or use.

\*Permit Reviews often have professional services and/or special meetings that staff utilizes to ensure adherence to Zoning, Floodplain or Legal requirements. These are not included in the permit fee paid at time of submittal. However, Ord. #11-20-1(A) allows for the City to submit an invoice to the **applicant/property owner for the reimbursement** of reasonable expenses from professional services.

**AFFIDAVIT of OWNER**

I hereby certify under penalty of perjury and the laws of the State of Montana that the information submitted herein, on all other forms, documents, plans or any other information submitted as a part of this application to be full, true, complete, and accurate to the best of my knowledge. Should any information or representation submitted in connection with this application be incorrect or untrue, I understand any approval based thereon may be rescinded and other appropriate action taken. The signing of this application signifies approval for representatives of the City of Three Forks to be present on the property for routine monitoring and inspection during the approval and development process. All work shall be done in accordance with the approved plans, and in compliance with the requirements of the City of Three Forks Zoning Ordinance, Title 11.

DocuSigned by:  
  
F27002D6ED2143B...  
**Property Owner's Signature**  
 3/20/2024

DocuSigned by:  
  
118FE0277DE1446...  
 3/21/2024

**Misrepresentation of Information:** Any applicant who shall swear falsely as to the contents respecting any matter in said application or who shall make any false representation in said affidavit shall be deemed guilty of perjury and shall be punished as provided by law (Ord. #11-20-5-3).

**FOR OFFICIAL USE ONLY**

Filing Fee (\$500) Paid 3/25/24 Not Complete

If this application is after-the-fact, additional fee: \$ No

Zoning Board Hearing Date 5/16/24

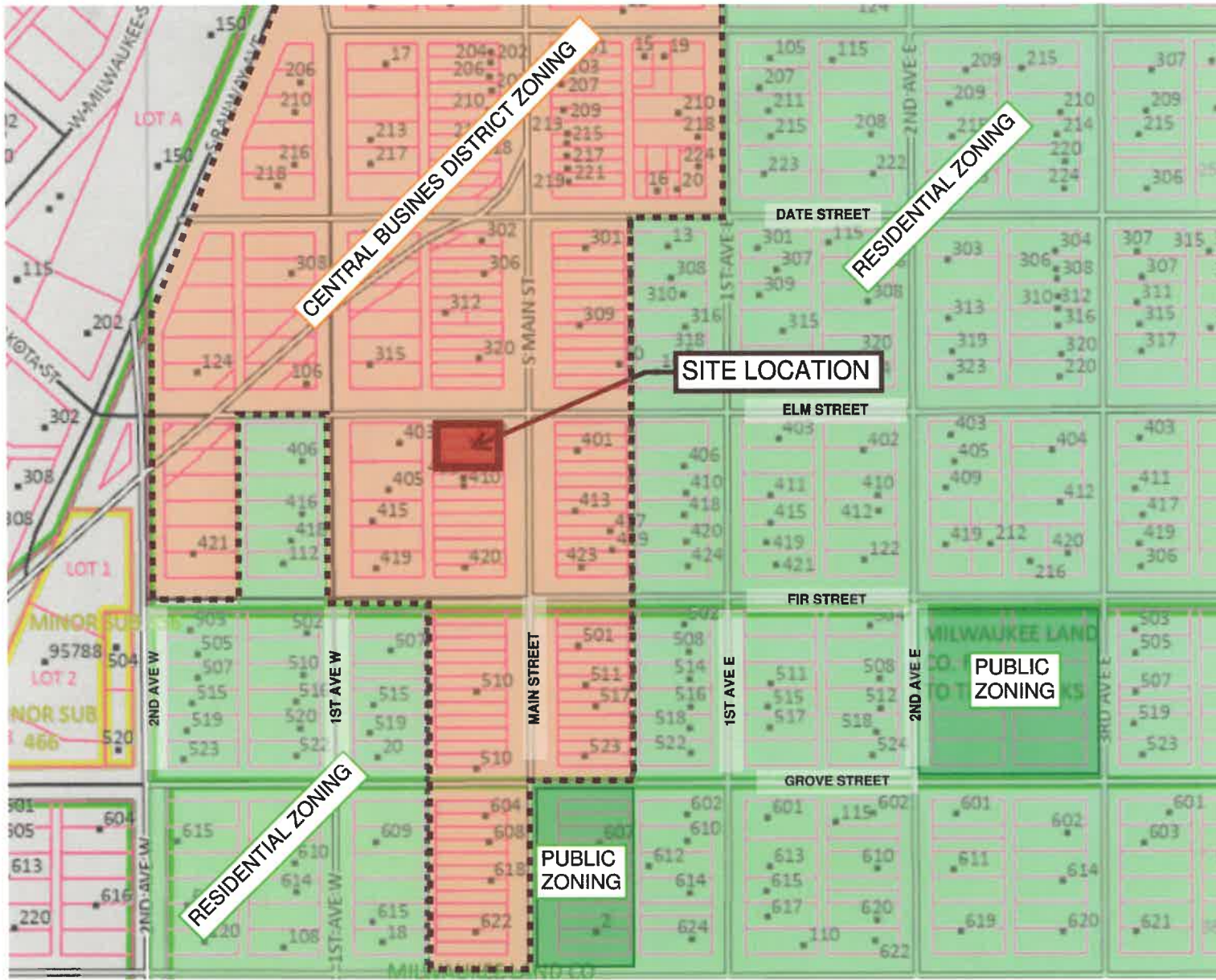
Action Taken \_\_\_\_\_

City Council Hearing Date \_\_\_\_\_

Action Taken \_\_\_\_\_

Logged into City spreadsheet(s) \_\_\_\_\_





April 25, 2024

RECEIVED APR 26 2024

Re: 421 Main Street Conditional Use Permit

From: Ken Landgaard

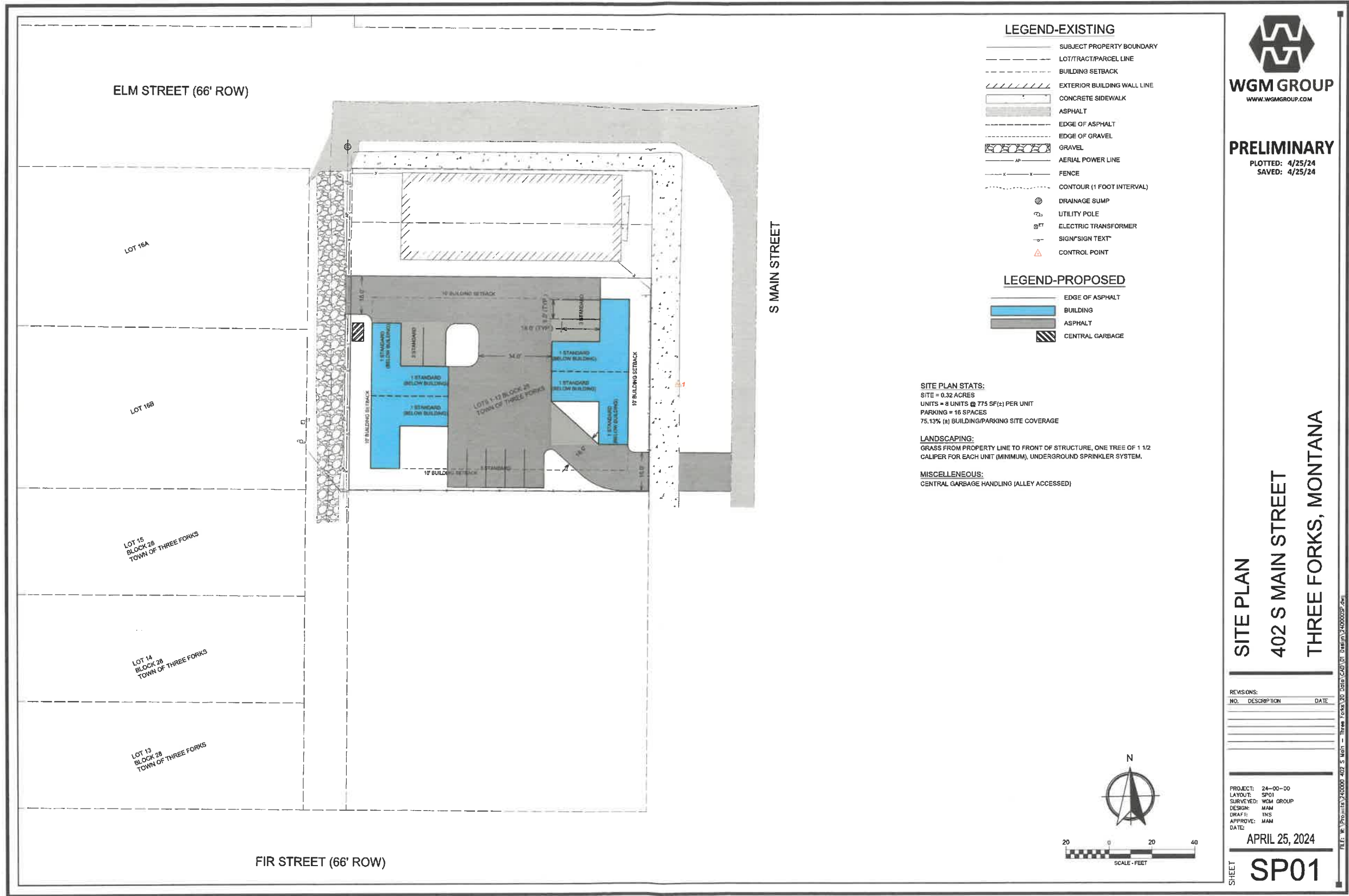
In regard to the following specifications for the submittal of the CUP.

1. Stormwater will be retained on site and will be finalized at the time of the application for the floodplain permit.
2. As discussed, the property purchase is subject to the approval of the CUP.
3. We have designed the current version to have garages on the main level so living only on the 2<sup>nd</sup> and 3<sup>rd</sup> floor. We will design to meet the requirements either just a cover car parking area or enclosed garage. Whichever will meet the requirements for the floodplain and building permits.
4. The survey has been completed and I have requested the certificate. We will have this soon. And will need this for the floodplain application regardless.
5. Refuse collection will be in the back corner closest to the alley. We will provide a small, enclosed area for a dumpster or canisters.
6. We will be finalizing the lighting with the design for the building permits. However, there will be a light at each door and the exterior of the building per building codes. Also, we will have lighting in the parking lot, which we will have in the final design for the building application.
7. Landscaping will be similar to the pictures provided, with drainage or a dry basin for the collection of run off. This will be completed at the time of the construction of the property. Any remaining open areas will be grass and landscaping around the buildings will be shrubs and trees.

Thanks,

*Kenneth A. Landgaard*

Ken Landgaard



**LEGEND-EXISTING**

- SUBJECT PROPERTY BOUNDARY
- LOT/TRACT/PARCEL LINE
- BUILDING SETBACK
- EXTERIOR BUILDING WALL LINE
- CONCRETE SIDEWALK
- ASPHALT
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- GRAVEL
- AERIAL POWER LINE
- FENCE
- CONTOUR (1 FOOT INTERVAL)
- ⊙ DRAINAGE SUMP
- ⊙ UTILITY POLE
- ⊙ ELECTRIC TRANSFORMER
- ⊙ SIGN/SIGN TEXT
- △ CONTROL POINT

**LEGEND-PROPOSED**

- EDGE OF ASPHALT
- BUILDING
- ASPHALT
- CENTRAL GARBAGE

**SITE PLAN STATS:**  
 SITE = 0.32 ACRES  
 UNITS = 8 UNITS @ 775 SF(±) PER UNIT  
 PARKING = 16 SPACES  
 75.13% (±) BUILDING/PARKING SITE COVERAGE

**LANDSCAPING:**  
 GRASS FROM PROPERTY LINE TO FRONT OF STRUCTURE, ONE TREE OF 1 1/2 CALIPER FOR EACH UNIT (MINIMUM), UNDERGROUND SPRINKLER SYSTEM.

**MISCELLANEOUS:**  
 CENTRAL GARBAGE HANDLING (ALLEY ACCESSED)



**PRELIMINARY**  
 PLOTTED: 4/25/24  
 SAVED: 4/25/24

**SITE PLAN**  
**402 S MAIN STREET**  
**THREE FORKS, MONTANA**

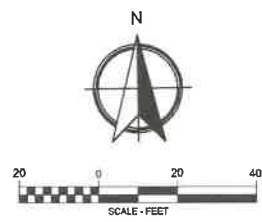
REVISIONS:

NO.	DESCRIPTION	DATE

PROJECT: 24-05-00  
 LAYOUT: SP01  
 SURVEYED: WGM GROUP  
 DESIGN: MAM  
 DRAFT: TNS  
 APPROVE: MAM  
 DATE:

APRIL 25, 2024

**SP01**





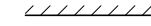
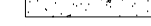



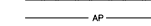
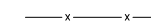
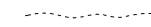






FILE: W:\Projects\240500-402 S Main - 11766-1564-20-1300-CAD\01-1300.dwg

**Site Plan Stats**  
 -Site = Acres  
 -Units = 8 +/- 700 square feet  
 - Garage on ground floor, Units on 2nd and 3rd Level.  
 -Parking = 16 Spaces  
 -(50%) +/- Building/Parking Site Coverage

**Landscaping:**  
 Grass from property line to front of structure, one tree of 1 1/2 caliper per unit (minimum).  
 Underground sprinkler system.

**Miscellaneous:**  
 Central refuse handling. (alley access)

**LEGEND-EXISTING**

-  SUBJECT PROPERTY BOUNDARY
-  LOT/TRACT/PARCEL LINE
-  EXTERIOR BUILDING WALL LINE
-  CONCRETE SIDEWALK
-  ASPHALT
-  EDGE OF ASPHALT
-  EDGE OF GRAVEL
-  GRAVEL
-  AERIAL POWER LINE
-  FENCE
-  CONTOUR (1 FOOT INTERVAL)
-  DRAINAGE SUMP
-  UTILITY POLE
-  ELECTRIC TRANSFORMER
-  SIGN/SIGN TEXT\*
-  CONTROL POINT

**SURVEY CONTROL POINTS**

POINT NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	605054.79	1446124.14	4074.48	MAG NAIL

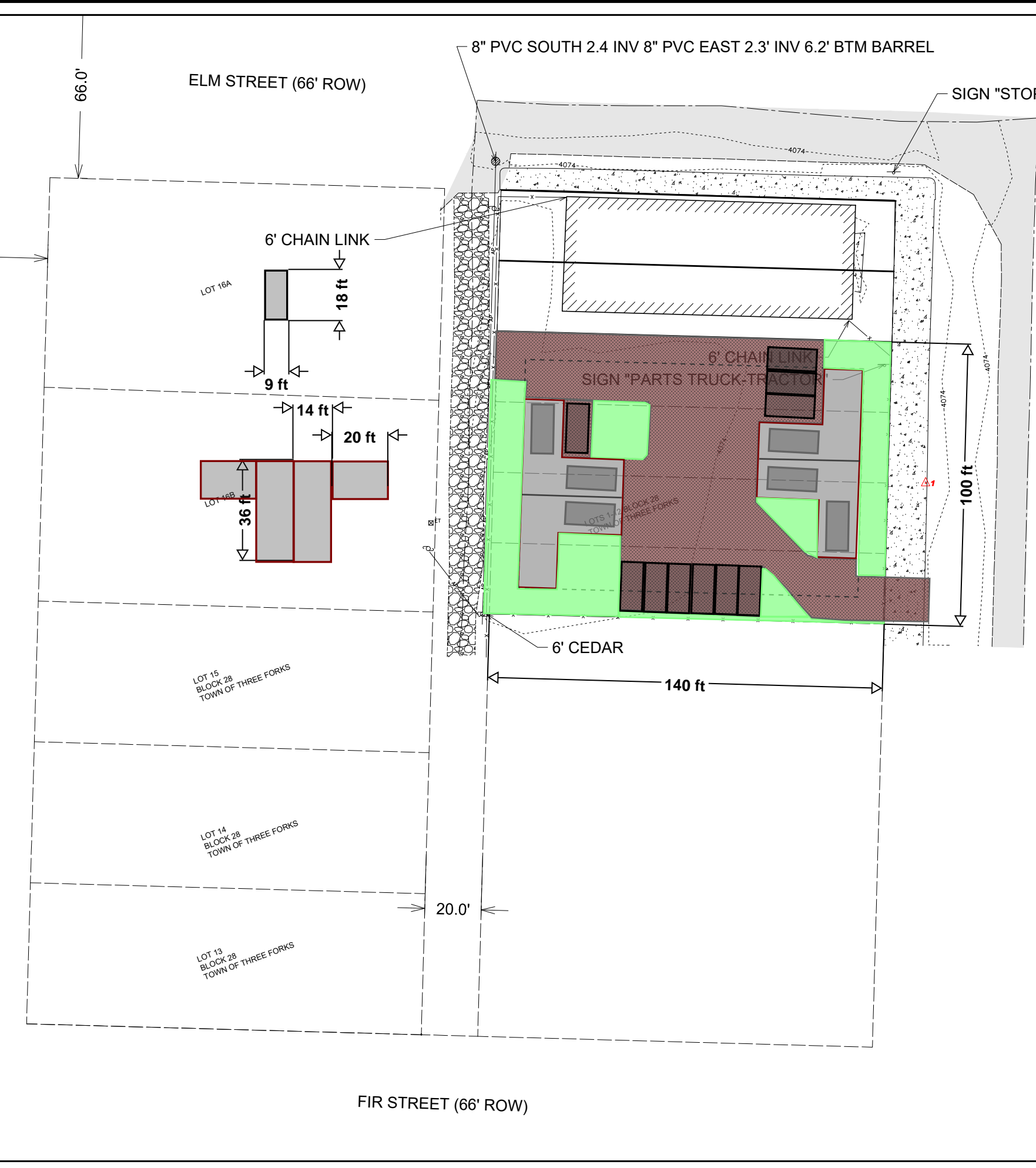
Horizontal Datum: Montana State Plane Coordinate System (FIPS 2500) NAD83(2011)  
 Vertical Datum: NAVD88 from OPUS Solution  
 Units: International Feet



S MAIN STREET

ELM STREET (66' ROW)

FIR STREET (66' ROW)



**EXISTING CONDITIONS**  
**402 S MAIN ST**  
**THREE FORKS, MONTANA**

REVISIONS:  
 NO. DESCRIPTION DATE

PROJECT: 24-00-00  
 LAYOUT: D-SIZE  
 SURVEYED: WGM GROUP  
 DESIGN: ...  
 DRAFT: VL  
 APPROVE: ...  
 DATE:

APRIL, 2024

SHEET **1 OF 1**



SIDE VIEW





# STREET VIEW





PARKING LOT  
VIEW





BACK VIEW





FRONT VIEW

